



**South Street  
Cuckfield, RH17 5LB**

**Guide Price of  
£350,000 - £375,000**

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## ACCOMODATION

Rich in character and charm, this beautifully maintained home offers a rare opportunity to enjoy village life with the added benefit of private off-street parking and a picturesque rear garden that opens to sweeping views of open fields and the surrounding countryside.

Lovingly cared for by its current owners, Little Dormers retains its period appeal while offering scope for sympathetic enhancement, subject to the necessary consents-perfect for those wishing to add their own personal touch.

Inside, the accommodation features a welcoming open-plan living and dining area, anchored by a stunning inglenook fireplace. To the rear, two doors provide access to the garden and to a well-appointed kitchen with ample units and space for appliances. Beyond the kitchen lies a contemporary white bathroom, thoughtfully designed for modern living.

Ascending the original staircase, the principal bedroom offers built-in storage and a separate washroom/WC. A further staircase leads to the second double bedroom, complete with a built-in cupboard and washbasin. This upper room enjoys particularly charming views across the garden and countryside beyond.

## OUTSIDE

Situated in the heart of Cuckfield, this charming property is approached from the road via a short flight of steps, framed by a delightful collection of period homes that enhance its historic setting. The rear garden is a true haven-an enchanting west-facing space extending approximately 100 feet, bordered by mature shrubs and hedges that provide privacy and a vibrant display of colour throughout the seasons. The property also benefits from it's own private parking space accessed by a side road leading round to the back of the garden.

## LOCATION

Cuckfield is one of Sussex's most desirable villages, known for its rich history, welcoming community, and easy access to local amenities, countryside walks, transport links and outstanding schools. The vibrant high street with an array of shops and eateries as well as a well loved play ground with paddling pool and tennis courts.

## ADDITIONAL INFORMATION

Tenure: Freehold





**Buses**

1 minute walk



**Shops**

Co-op  
0.1 miles



**Trains**

Haywards Heath  
2.9 miles



**Airport**

Gatwick  
15.6 miles



**Roads**

M23  
3 miles



**Sport & Leisure**

Dolphin Leisure Centre  
2.5 miles



**Rental Income**

£1,600 pcm



**Schools**

Holy Trinity Primary school  
Warden Park secondary school



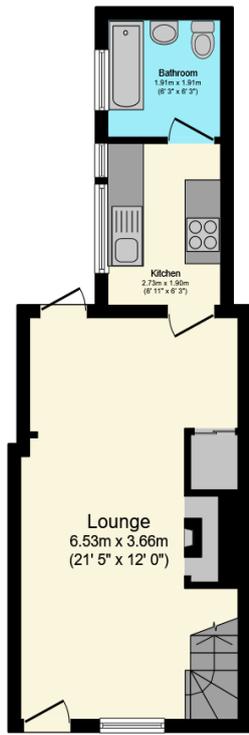
**Broadband**

Up to  
1800 Mbps



**Council Tax**

Band E



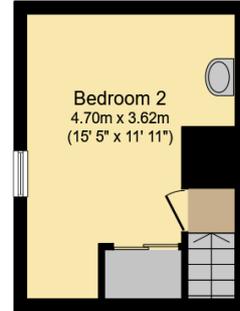
**Ground Floor**

Floor area 32.8 sq.m. (353 sq.ft.)



**First Floor**

Floor area 22.9 sq.m. (247 sq.ft.)



**Second Floor**

Floor area 16.2 sq.m. (175 sq.ft.)

**Map Location**



**Total Approximate Floor Area**

**774 sq ft / 72 sq m**

**EPC Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Viewing arrangements by appointment through Brock Taylor

01444 474447  
[hhsales@brocktaylor.co.uk](mailto:hhsales@brocktaylor.co.uk)



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

