



Broad Street House

Broad Street, Haywards Heath, West Sussex, RH17 5LW

**Batcheller
Monkhouse**

BROAD STREET HOUSE

A spacious and versatile Grade II listed attached home which is now in need of some updating located within the sought after village of Cuckfield.

Ground Floor:

- Entrance Hall
- Drawing Room
- Dining Room
- Sitting Room
- Kitchen
- Rear Lobby/Utility Room
- Ground Floor Shower Room

First Floor:

- Five Bedrooms
- Family Bathroom

Outside:

- Single Garage
- Driveway
- Wrap around Garden to three sides



AMENITIES

Broad Street House is situated close to the centre of Cuckfield, a popular village with a wide range of independent shops, cafés and public houses. Cuckfield is home to Ockenden Manor Hotel & Spa offering a Michelin starred restaurant and spa facilities open to the general public via a membership. The village also provides a well-respected primary school and secondary education at Warden Park School together with popular cricket and rugby clubs.

Haywards Heath is approximately 2 miles distant and offers a wider range of shopping including major brand supermarkets and a large leisure centre together with a mainline train station with a fast and frequent commuter service to London (London Victoria/London Bridge) in approximately 45 minutes.

The City of Brighton & Hove, with its popular seafront, is approximately 16 miles distant with further major brands for shopping and a good provision of the Arts. The A23 dual carriageway is easily accessed from Cuckfield providing a fast route to Gatwick Airport (approximately 15 miles) and linking on to the national motorway network.

Cuckfield itself is surrounded by attractive countryside with plenty of opportunities for walking as well as golf, and the South Downs National Park is close by providing a further area for walking and riding.

DESCRIPTION

Broad Street House is a wonderful Grade II listed family home offering spacious accommodation in excess of 2,500sqft.

The house has been lovingly cared for over the years but does need some updating and modernising. This is a unique opportunity to acquire a property full of character within the village that has spacious and flexible accommodation throughout.

The entrance hall is a particular highlight with an impressive double height vaulted ceiling and galleried landing. The drawing room is a spacious triple aspect room with fireplace and a bay window. There are two other reception rooms, one a dining room with exposed beams and brick inglenook fireplace, the other is a sitting / TV room.





The kitchen is to the rear with an adjoining rear lobby / utility area / WC and larder. The ground floor is completed by a useful shower room. On the first floor there are five double bedrooms, four of which benefit from fitted cupboards and also the family bathroom.

OUTSIDE

The front gate gives way to a path that leads to the front door. The property is surrounded on three sides by a walled garden which is completely screened by mature hedging and trees.

There are several areas of lawn with well established borders with a wide variety of plants and shrubs. To the rear is a single garage and driveway for one vehicle accessed via a gate from the garden.

DIRECTIONS

From the mini roundabout in the centre of Cuckfield travel east along broad street, the property will be found on the left immediately before the turning into London Lane.

Additional Information:

Local Authority: Mid Sussex District Council Tel: 01444 458166.
www.midsussex.gov.uk

Services (not checked or tested): All main services connected.

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number SX17458

EPC: EPC exempt



VIEWINGS

For an appointment to view please contact our Battle Office, telephone 01424 775577

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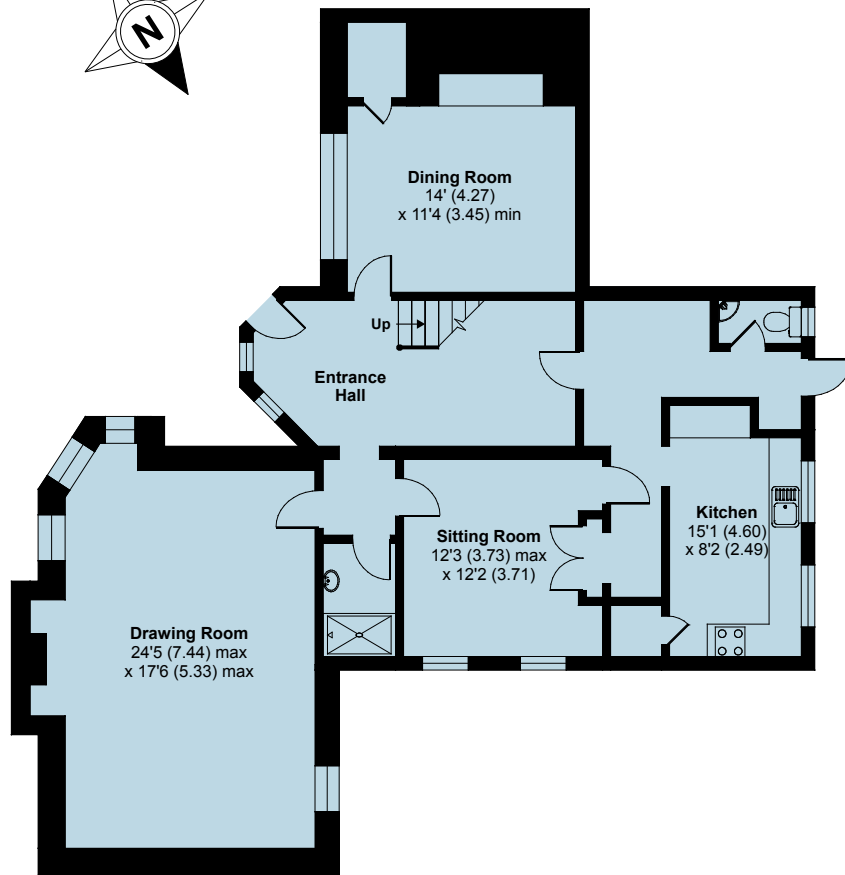
London
Mayfair Office

mayfair@batchellermonkhouse.com

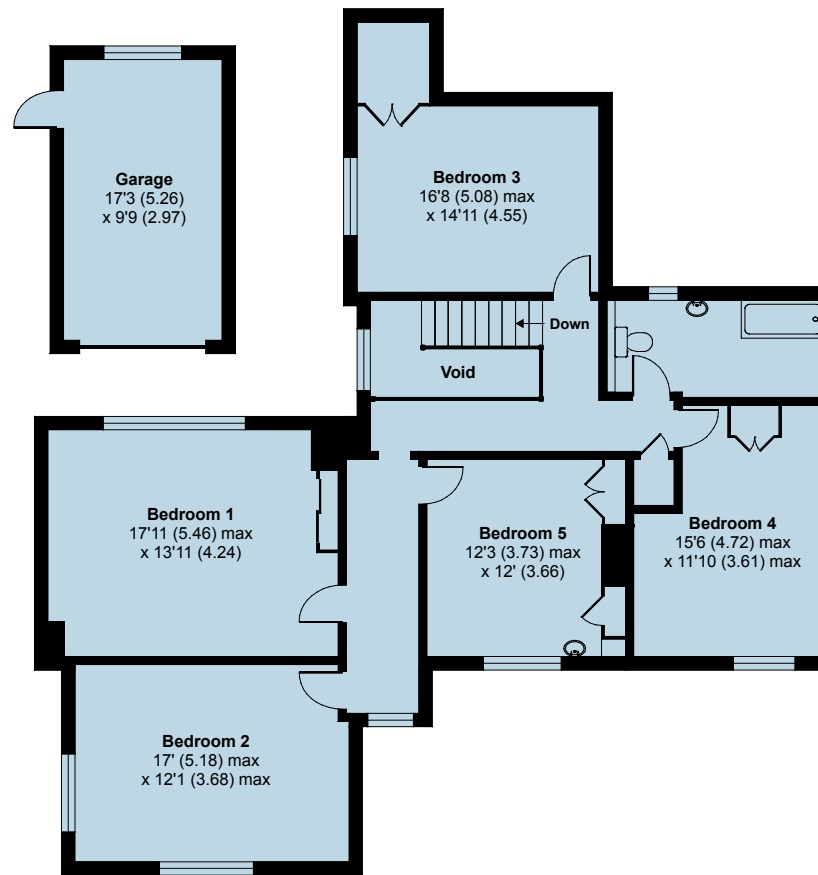
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Approximate Area = 2544 sq ft / 236.3 sq m (excludes garage and void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



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Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhecom 2020. Produced for Batcheller Monkhouse. REF: 610553

