

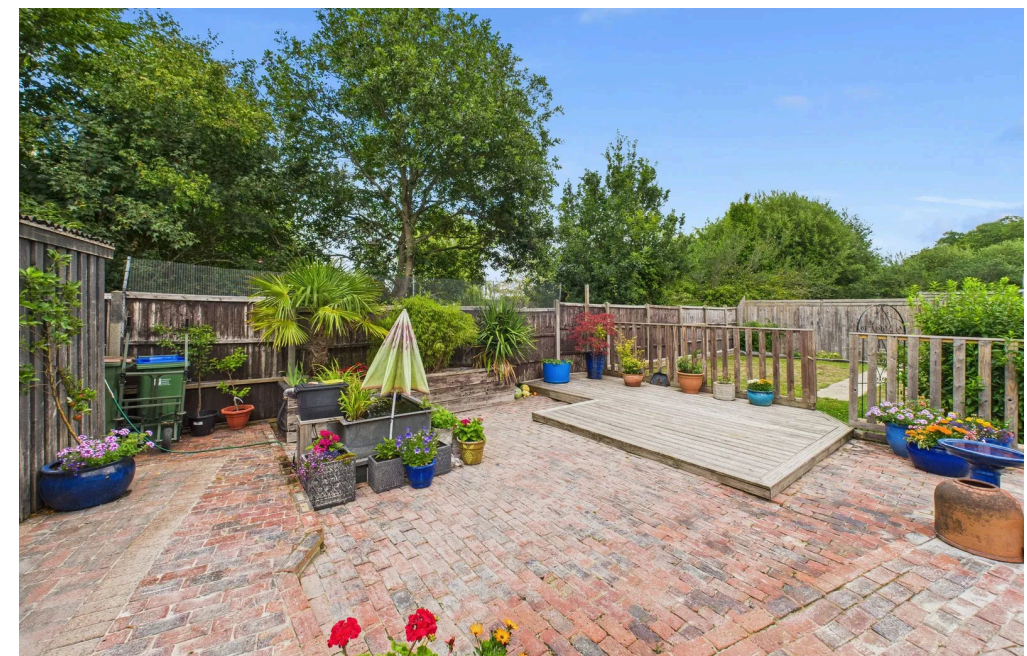


Cuckolds Green, Blackstone Lane | Blackstone, Henfield | BN5 9TA

Offers Over £600,000



We are delighted to offer for sale this three bedroom semi detached house, situated in this popular semi-rural area.



Property details: Cuckolds Green, Blackstone Lane | Blackstone, Henfield | BN5 9TA

Key Features

- Semi Detached House
- Off Street Parking
- Potential To Extend (STNPC)
- Semi Rural Location Being Surrounded By Nearby Fields And Local Cricket Pitch
- Three Bedrooms
- Solar Panels
- Downstairs Utility/Wc
- Large Rear Garden
- Spacious Kitchen / Dining Room
- Good Size Plot



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Pvcu front door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, radiator, spotlights, understairs storage cupboard with shelving.

SEPERATE LOUNGE West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, picture rail, fireplace having an inset wood burner with slate hearth, spotlights.

OPEN PLAN KITCHEN / DINING ROOM North aspect. Comprising pvcu double glazed window, square edge compressed laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring electric induction hob with extractor fan over, eye level Lamona oven, integrated dishwasher, inset stainless steel single drainer sink unit with mixer tap, space and provision for fridge / freezer, spotlights, radiator, laminate flooring, opening to:-

DUAL ASPECT SUN ROOM North and East aspects. Comprising pvcu double glazed windows, pvcu double glazed double doors leading to rear garden, spotlights, laminate flooring.

UTILITY ROOM & WC Benefitting from power, lighting and water supply, door through to separate wc.

FIRST FLOOR LANDING Comprising built in storage cupboard with hanging rail and shelving, carpeted flooring, single light pendant, loft hatch access.

BEDROOM ONE West aspect. Comprising pvcu double glazed window with fitted roller blind, built in wardrobes with hanging rails and shelving, radiator, carpeted flooring, single light pendant, picture rail.

BEDROOM TWO East aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, carpeted flooring, picture rail, single light pendant.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, single light pendant, built in single bed.

FAMILY BATHROOM East aspect. Comprising pvcu double glazed window with fitted shutter blinds, panel enclosed bath with shower attachment over benefitting from being fully tiled, low flush wc, pedestal hand wash basin with mixer tap, wall mounted heated towel rail, picture rail, spotlights.

EXTERNAL

FRONT GARDEN Driveway affording off-road parking for 5+ vehicles with various shrub, tree and plant borders, gate to side access, outside light, benefitting from being fence enclosed.

LARGE REAR GARDEN Stepping out onto large paved area leading to small decked area with various flower beds, a timber built bar, benefitting from being fence enclosed. Stepping down onto large lawned area with brick built fire pit and paved path leading to raised decked area with wooden pergola. Gate to further large lawned area benefitting from being fence enclosed.

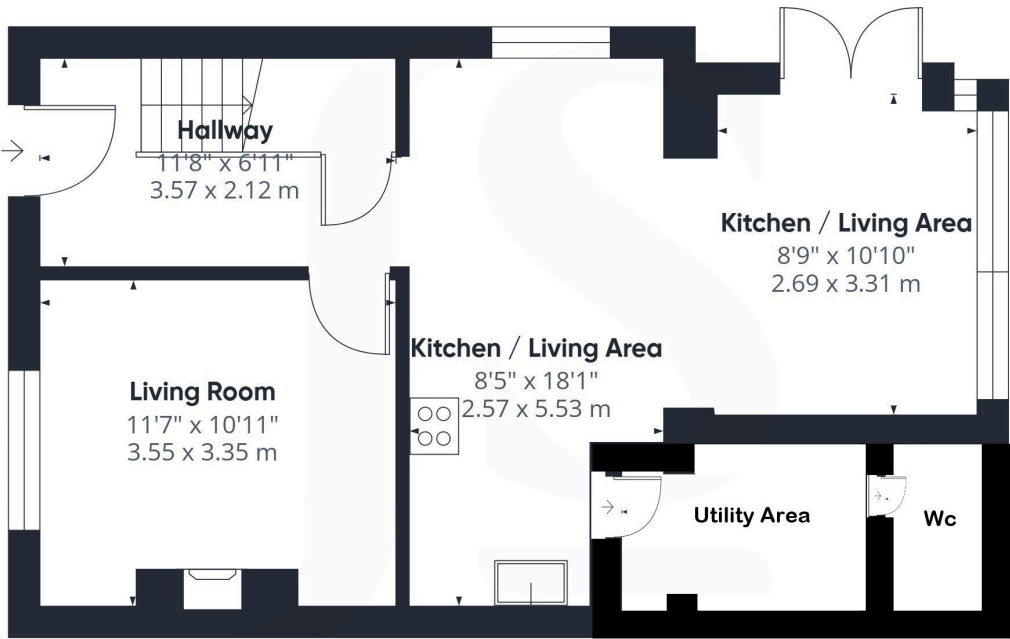
TIMBER BUILT STORAGE SHED Benefitting from power and lighting having open veranda seating area to rear.

LOCATION

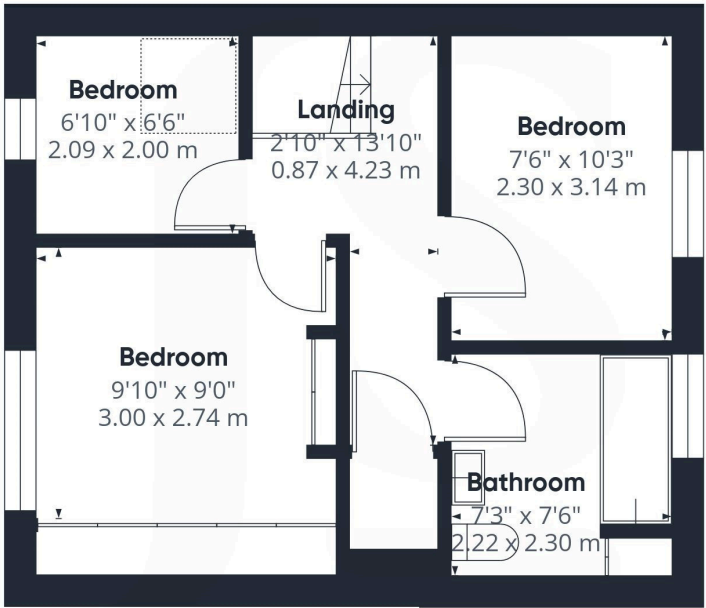
Cuckolds Green is positioned in a semi-rural location, situated adjacent to the South Downs National Park in the quaint hamlet of Woodmancote, which lies two miles South-East of Henfield. The thriving High Street of Henfield offers independent shops, cafés, traditional pubs, a library, and a post office. Excellent transport links include bus services to Brighton, Horsham, and Burgess Hill. Brighton & Hove lies just eight miles to the South and is easily accessible via the A23 or a scenic drive over the South Downs. The area also offers an excellent choice of schools and for leisure, nearby options include The Dyke, Singing Hills and David Lloyd Wickwoods – all within a short drive.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Ground Floor



Floor 1



Approximate total area⁽¹⁾

798 ft²
74.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Details:

Floor area (as quoted by floorplan): 798 sqft
(excluding utility/wc)
Tenure: Freehold
Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.