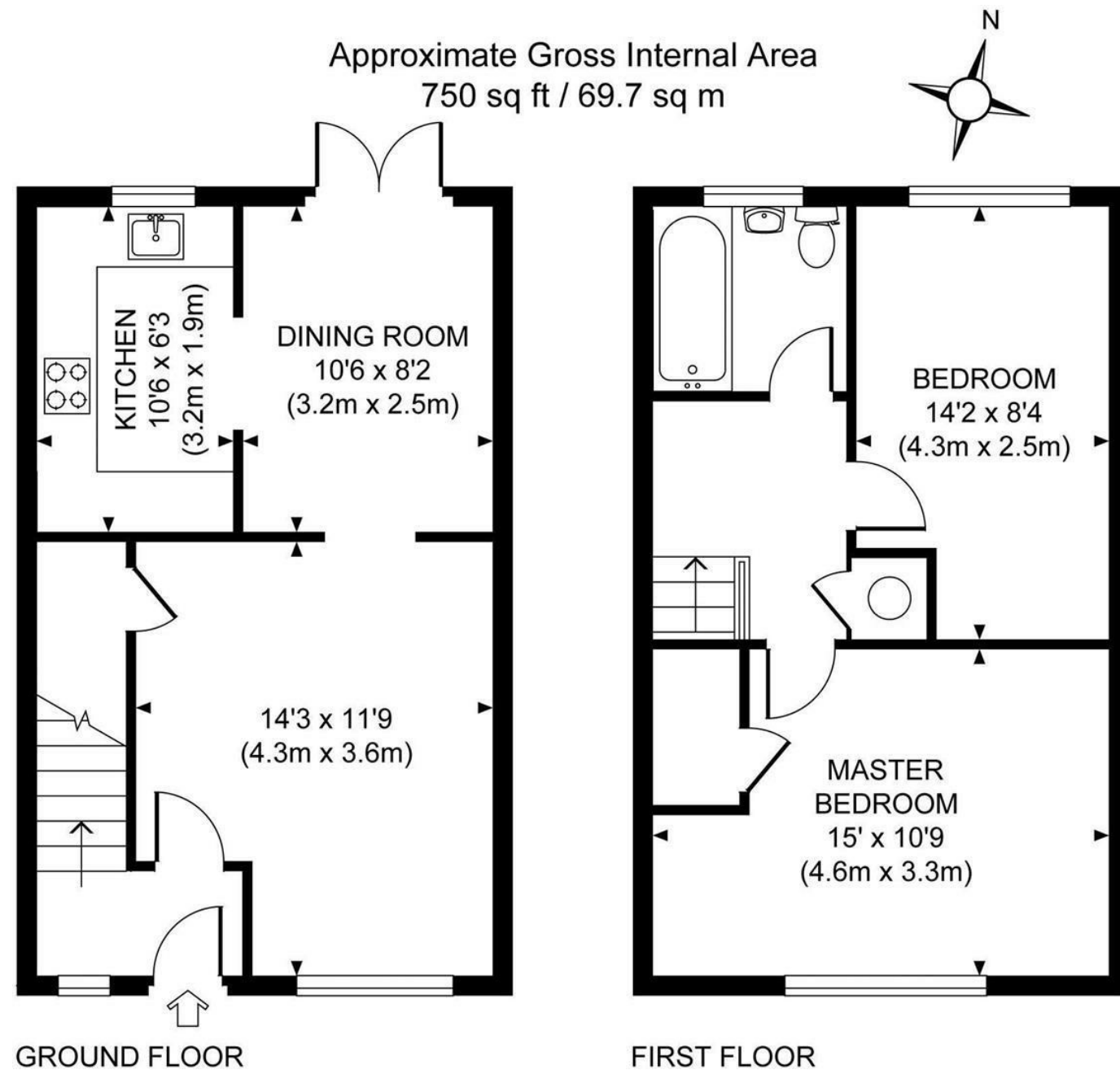


6 Goreside Lane, Cuckfield, West Sussex, RH17 5JQ

Guide Price £375,000 Freehold

**PSP**homes

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VIEWING BY APPOINTMENT WITH PSP HOMES  
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

**PSP**homes

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6 Goreside Lane, Cuckfield, West Sussex, RH17 5JQ

GUIDE PRICE: | £375,000 - £390,000

What we like. . .

- \* Well-proportioned double bedrooms
- \* Leafy outlook towards open green space
- \* Beautifully presented
- \* Ample resident's parking

GUIDE PRICE | £375,000 - £390,000

The House. . .

This brilliantly presented home occupies a peaceful residential location a short walk from Cuckfield’s High Street and pubs.

The ground floor offers large reception room with smart ‘plantation’ shutters and large understairs storage. The modern kitchen features several integrated appliances (fridge/freezer, oven and gas hob) and a large window overlooking the garden, the dining room offers a great entertaining space with double doors on to the garden.

On the first floor there are two well-proportioned double bedrooms with the front bedroom featuring the same white shutters. These are served by the family bathroom with bathtub & shower above.

Further benefits include gas central heating, updated fuse board, double glazing (installed 2022).

Additionally, there is, in our opinion, plenty of scope to extend into the loft space to create a further bedroom, if required.

Step outside...

The pretty garden has been overhauled by the current owners is mostly laid to lawn with an established border. An appealing space for those looking for a private space to garden or entertain on a summer’s evening.

The Location. . .

Goreside Lane is a quiet residential road within walking distance for the picturesque village High Street and Rose & Crown Pub. The High Street with its eclectic range of shops, pubs, cafes and restaurants includes the highly regarded Talbot Inn Pub and Ockenden Manor. The open countryside of Borde Hill Estate and other local footpaths are also very close by.

Haywards Heath town centre, providing extensive shopping facilities including 'The Orchards' Shopping Centre with Marks & Spencer’s. 'The Broadway', which is the town's social hub with its array of bars & restaurants including Lockhart Tavern, WOLFFOX Coffee Roasters (great for a brunch), Orange Square, Pizza Express and Zizzi. For fitness fanatics the Dolphin Leisure Centre and Madisons Fitness Studio are both within easy walk. Additionally, Haywards Heath boasts Waitrose and Sainsbury's Superstores.



The mainline station is just over a mile distant (on foot/bicycle via Claire Park) and provides fast & regular commuter services to London (Victoria/London Bridge in approx. 47 mins), Gatwick International Airport, Brighton & the South Coast. Nearby schooling includes Warden Park Academy (Ofsted: Good), whilst for secondary education children in this area usually attend Oathall Community College, although pupils of Warden Park are eligible to attend the Secondary Academy in Cuckfield. Other nearby schools include St. Josephs RC, Northlands Wood, Blackthorns and Lindfield Primary School. By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west.

Information. . .

Tenure: Freehold

Title Number: WSX241340

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Ultrafast up to 1800mbps (not tested)

We believe the above information to be correct but cannot guarantee its accuracy and recommend checking personally.

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

