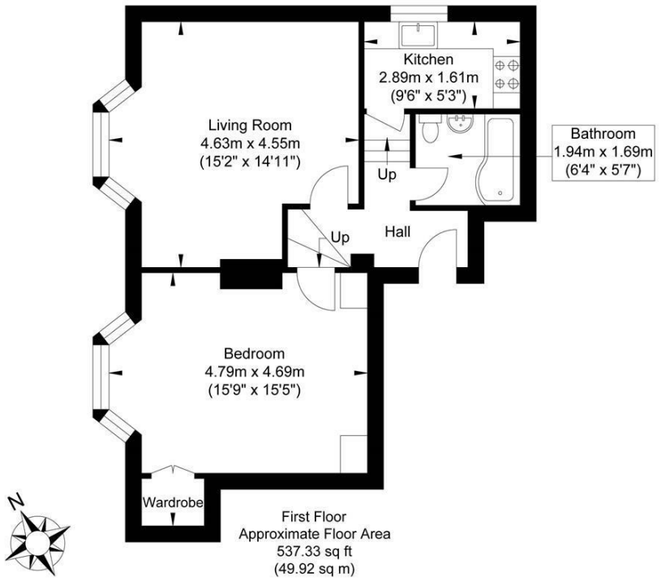
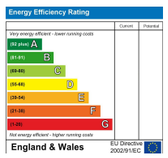
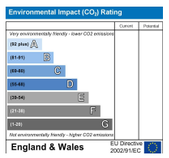
High Street



Approximate Gross Internal Area = 49.92 sq m / 537.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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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.

Flat 4, Old Talbot House High Street, Cuckfield, RH17 5JX

Guide Price £175,000 Leasehold

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5 Things We Love

Chain free – A straightforward opportunity for buyers looking to move without an onward chain.

High Street living – Step outside and enjoy Cuckfield's cafés, independent shops and welcoming pubs.

Character and charm – Beautifully high ceilings, sash bay windows and attractive period proportions.

Generous accommodation – A spacious living room and impressive double bedroom, offering plenty of room to relax.

Village lifestyle – Enjoy the community feel, surrounding countryside and excellent connections to Haywards Heath, London and beyond.

The Apartment...
Accessed via a communal security entrance from the High Street, the apartment is situated on the first floor of this attractive period building. The entrance hall leads through to the principal rooms, with both the living room and bedroom enjoying impressive proportions and lovely views up and down Cuckfield High Street. High ceilings reflect the building's early 19th-century origins, while the bay windows with sash glazing bring character and natural light to these welcoming spaces.

The living room measures approximately 15'2" x 14'11", offering plenty of room for a comfortable seating arrangement and a dining area. Oak strip flooring provides a warm, timeless finish, complementing the room's period proportions.

The double bedroom is another particularly spacious room, measuring approximately 15'9" x 15'5", and benefits from a wide, deep built-in wardrobe cupboard. The hall and bedroom carpets have been recently replaced, and the apartment has also been redecorated.

The separate kitchen is fitted with a range of units, an electric oven and hob, together with space and plumbing for a washing machine and an under-counter fridge. A wall-mounted gas boiler supplies the hot water and central heating via radiators.

The bathroom comprises a bath with mixer shower over, wash basin and WC.

Cuckfield Life...
Life in Cuckfield centres around its charming historic High Street, where an appealing mix of independent shops, welcoming cafés, traditional pubs and everyday amenities creates a wonderful village atmosphere. With the apartment positioned right on the High Street, much of daily life can be enjoyed on foot, whether popping out for a morning coffee, browsing the local shops or meeting friends for a leisurely lunch.

The village has a strong sense of community, with a lively calendar of local events and a variety of independent businesses giving Cuckfield its distinctive character. Alongside a general store, chemist, hairdressers, antiques and gift shops, there are four popular pubs, an excellent medical centre, dentist and renowned spa hotel. The nearby playing fields provide open space for recreation, while the surrounding Sussex countryside offers beautiful opportunities for walking and enjoying the outdoors.

Despite its peaceful village feel, Cuckfield is well placed for wider connections. The nearby town of Haywards Heath, approximately two miles away, provides a broader range of shopping and leisure facilities, together with a mainline railway station offering Southern and Thameslink services to London Bridge, Victoria and St Pancras, with journey times from around 45 minutes. The A23 is approximately a five-minute drive to the west, providing convenient access towards Brighton, Gatwick Airport and the M25.

Combining the pleasure of village living with amenities close at hand and excellent connections further afield, Cuckfield offers an appealing setting for those seeking a more relaxed pace of life without feeling disconnected from the wider area.

Property Information
Tenure: Leasehold
Lease Length: 188 years from 25th December 1988 (approximately 151 years remaining)
Ground Rent: £100 per annum
Service Charge: Currently £515.65 per quarter (£2,062.60 per annum)
Parking: Parking is available by permit in the car park behind the property or on-street.
EPC Rating: D
Council Tax Band: C
Local Authority: Mid Sussex District Council
Chain: Offered chain free