



Detached house with generous garden & potential to extend

Lichens, 4 Warden Court, Cuckfield, Haywards Heath, West Sussex RH17 5DN

Freehold

savills



Entrance hall • Sitting room • Dining room • Kitchen/breakfast room • Conservatory • Utility room • Cloakroom • 4 bedrooms • Shower room • Garage • Beautifully-tended front and rear gardens • EPC rating D

About this property

Understood to date from 1963, Lichens is a detached Turner-style house attractively characterised by brick, part tile hung and part rendered elevations. Whilst being well presented and having clearly been a much-loved home, the property benefits from having plenty of scope to update and improve, and the generous plot size offers ample space and good potential to extend (subject to the necessary consents).

The accommodation is arranged over two floors, the full extent and layout of which can be seen on the floor plan. The front door opens to a spacious entrance hall, off which lies a cloakroom and a charming dual-aspect sitting room featuring a stone fireplace with inset gas fire. Beyond the sitting room is a dining room overlooking the rear garden, with French doors opening to the conservatory. The kitchen is fitted with a range of wooden units and integrated appliances, and has space for a small breakfast table; it is complemented by a good-sized utility room with walk-in larder, space for laundry appliances and a door opening to the integral single garage.

There are four bedrooms on the first floor, bedroom one being dual-aspect and of a particularly

generous size. The bedrooms are served by a fully-tiled shower room and three of the four have built in storage cupboards.

Outside

Lichens is approached from Warden Court by a block-paved driveway which allows parking for two cars and in turn leads to the garage, with electronically-operated door. The front and rear gardens are of particular note, being largely laid to carefully tended lawn and interspersed with small trees and well-stocked, colourful flower and shrub borders. There is gated access to one side of the house and paved pathways leading around to a small patio at the rear of the property; there is a further enclosed and private seating area in the north-eastern corner. A timber shed offers garden storage.

The plot measures approximately 76 ft in width and 98 ft from the rear of the house to the eastern boundary.

Agent's Note

Warden Court is a private road. There is no formal maintenance charge, but residents make an annual contribution of c.£40 for the upkeep of the roundabout.



Local Information

Lichens is situated in Warden Court, a sought after private road in the centre of Cuckfield. It benefits from being within easy reach of Cuckfield's attractive village High Street and the many amenities it offers, while also being only a short distance from the neighbouring town of Haywards Heath which provides a further range of facilities, including high street shops, restaurants, supermarkets (including a Waitrose) and a leisure centre. The popular towns of Brighton, Crawley, Horsham and Tunbridge Wells offer a more extensive range of shopping facilities and central London is less than 40 miles away.

Local Amenities: Cuckfield has a good range of local amenities including a convenience store/post office, petrol station, medical centre, variety of independent village shops, public houses, restaurants and a hotel and Spa.

Mainline Rail Service: There is a fast and frequent commuter service from Haywards Heath (1.8 miles distant) with services to London Bridge/Victoria from 42 minutes.

Schools: There is an excellent range of educational facilities locally, in both the private and state sectors. They include Holy Trinity primary and Warden Park secondary schools in Cuckfield, Great Walstead, Cumnor House, Handcross Park School, Burgess Hill School for Girls, Ardingly College and Hurstpierpoint College.

Directions

Heading west into Cuckfield on the B2184/Broad Street, pass The Wheatsheaf public house and then the turning to Warden Park School on the left hand side. Warden Court is the next turning on the left, and Lichens (number 4) is the fourth house on the left.

Services

Gas fired central heating. All mains services.

Outgoings

Mid Sussex District Council

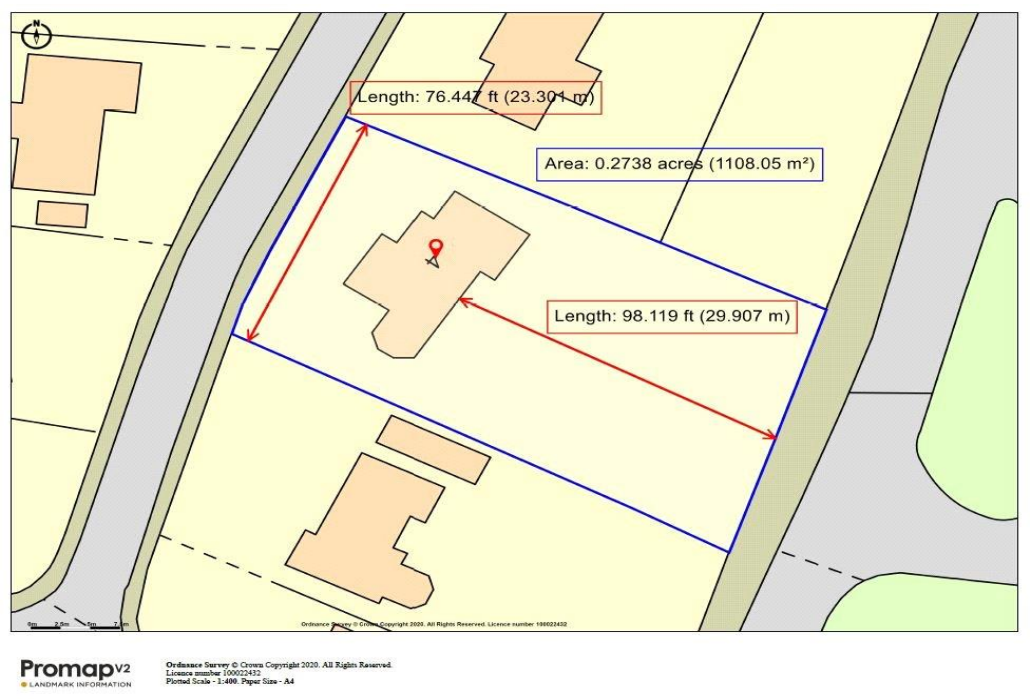
Energy Performance

A copy of the full energy performance certificate is available on request.

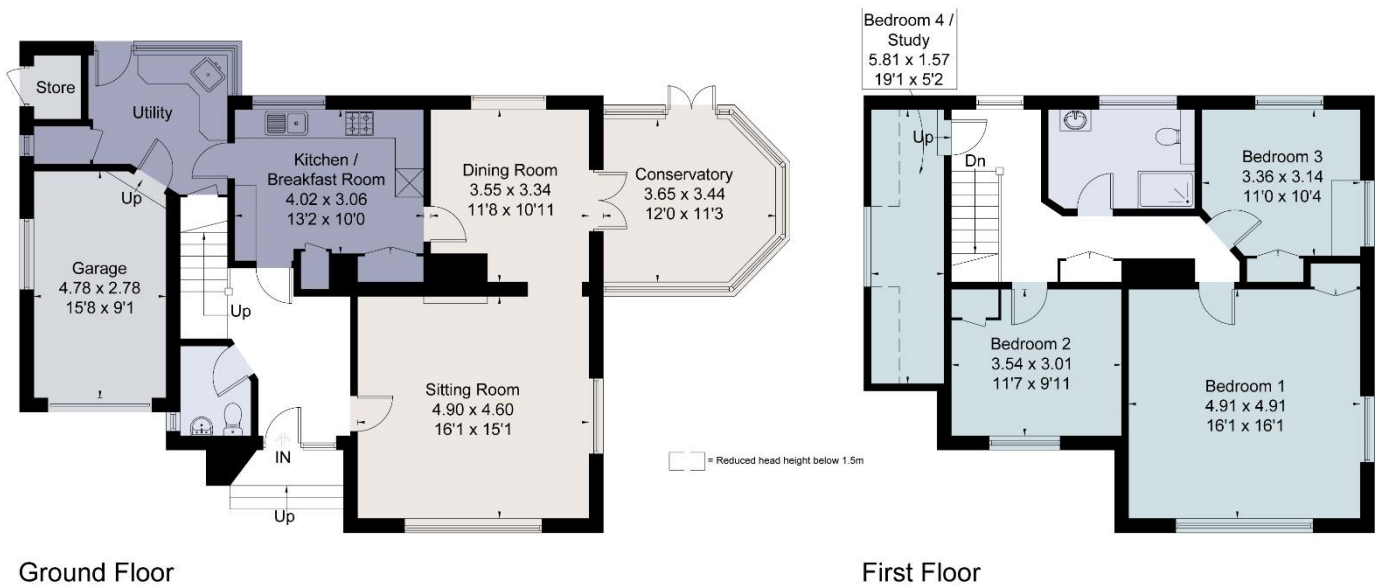
Viewing

Strictly by prior appointment with Savills Haywards Heath on 01444 446000.





Approximate Area = 168.6 sq m / 1815 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 181.8 sq m / 1957 sq ft (Excluding Store)
Including Limited Use Area (4.7 sq m / 50 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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