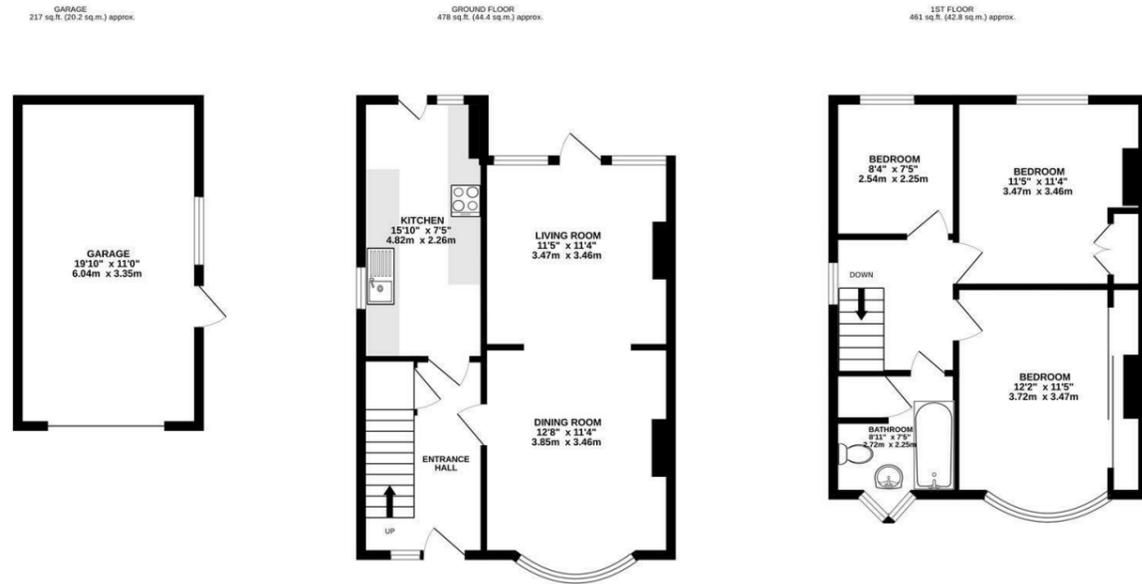


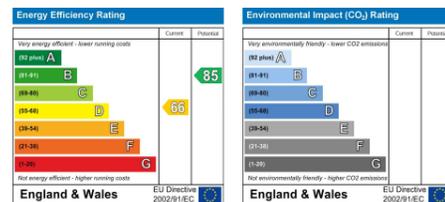


60 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9SB

Guide Price £600,000 Freehold



AREA EXCLUDES GARAGE
 TOTAL FLOOR AREA : 932sq.ft. (86.6 sq.m.) approx.
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
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60 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9SB

Guide Price £600,000 - £625,000

What we like...

- * Attractive bay fronted 1930s semi-detached home.
- * Glorious garden with huge scope for a sizable extension, STPP.
- * Located in the heart of the village close to reputable St Lawrence School and High Street.
- * Wealth of retained character and charm.
- * Quintessential village lifestyle with thriving community and beautiful countryside.

Guide Price £600,000 - £625,000

Welcome Home...

If you're looking for a character home with a large garden and huge scope for extension, all in a quintessential village setting then this fabulous 1930s semi-detached home in the heart of Hurstpierpoint could be the one for you.

This through-living and dining space spans the full depth of the house, capturing light from both ends and creating a bright, fluid environment. At the front, a classic bay window frames garden views and floods the dining area with natural light, while the rear opens out through glazed doors to the terrace, inviting a seamless flow to the garden beyond. Original timber floorboards add texture and warmth underfoot, while the delicate architectural detailing — from the picture rails to the understated fireplace — lends the room a quiet, timeless charm. The proportions are generous yet comfortable, easily supporting a variety of uses, from intimate family meals to larger social gatherings. This is a space where everyday living and entertaining blend beautifully, underpinned by a connection to both the home's original character and its outdoor setting.

The kitchen is a practical space with plenty of prep and storage space as well as room for all necessary appliances. A large side window fills the room with natural light and the door leads out to the rear garden.

On the first floor we have the traditional three bedrooms. The front and rear rooms are generous doubles, whilst the third is a decent single and could easily be a nursery or home office. Each is served by the family bathroom.

The home is mainly double glazed, enjoys gas fired central heating and access to an Ultrafast broadband connection.

Stepping Outside...

The large garden is a peaceful sun trap, facing east but open to the south, meaning it enjoys sunlight for most of the day. A generous dining terrace sits level with the house and overlooks a long, broad lawn that's perfect for play or relaxing afternoons. Secure for children and pets, the garden is edged with mature shrubs and easy-care planting designed to offer year-round interest without demanding too much upkeep, leaving you free to enjoy the Sussex sunshine.

The garage is accessed via a gate and offers plenty of potential for alternative use, subject to necessary consents. There is plenty of driveway parking and the house is set well back from the road with a generous front garden too.

Scope/Potential...

Sitting on such a good plot, this home offers huge scope for a sizeable extension to the rear and/or into the loft space. This would create an exceptional open plan kitchen/dining/family room and fabulous main bedroom with ensuite. Any work is of course subject to any necessary consents but many neighbouring homes have undertaken similar works.



Hurst Life....

Cuckfield Road is ideally located just 10 minutes walk from the vibrant and friendly Hurstpierpoint High Street and the local primary school, St Lawrence CofE. This quintessential village is home to a delightful array of shops and eateries, including a deli, bakery, greengrocer, independent boutiques, pubs, restaurants, a library, health centre, and an award-winning cinema— all contributing to its unique charm and appeal. The bustling High Street epitomises quintessential village life and enjoys an eclectic mix of independent stores, shops, boutiques, pubs and restaurants. The New Inn gastropub has great food and you can enjoy a pint of 'Harveys Best' in front of a roaring open fire. The local's favourite eateries include Village Pizza Kitchen, Hop Tub Taproom/microbrewery, Nurpur Indian, Morleys Bistro and the Fig Tree (fine dining). For a flat white you can head to Fuel or No.7 Coffee shops. Hampers Delicatessen is superb and has freshly baked artisan breads from Fellows Bakery in nearby Ardingly.

For commuters, Hurstpierpoint is conveniently located for Hassocks Station which sits on the mainline and offers fast, regular services to London (Victoria/London Bridge in approx 54 mins), Brighton (9 mins) and Gatwick International Airport (20 mins). When it comes to schooling, the village is home to the well-regarded St Lawrence CofE Primary School. In the private sector, Hurst College enjoys an excellent reputation. For secondary state education, most children attend Downlands in nearby Hassocks. By car, you can easily access the A23(M).

For hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and Sussex Countryside is right on your doorstep.

The Specifics...

Tenure: Freehold
Title Number:
Local Authority: Mid Sussex District Council
Council Tax Band: D
Services: Gas fired central heating, mains drainage, mains water & electricity
Plot Size: 0.12 acres
Available Broadband Speed: Ultrafast

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

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.

