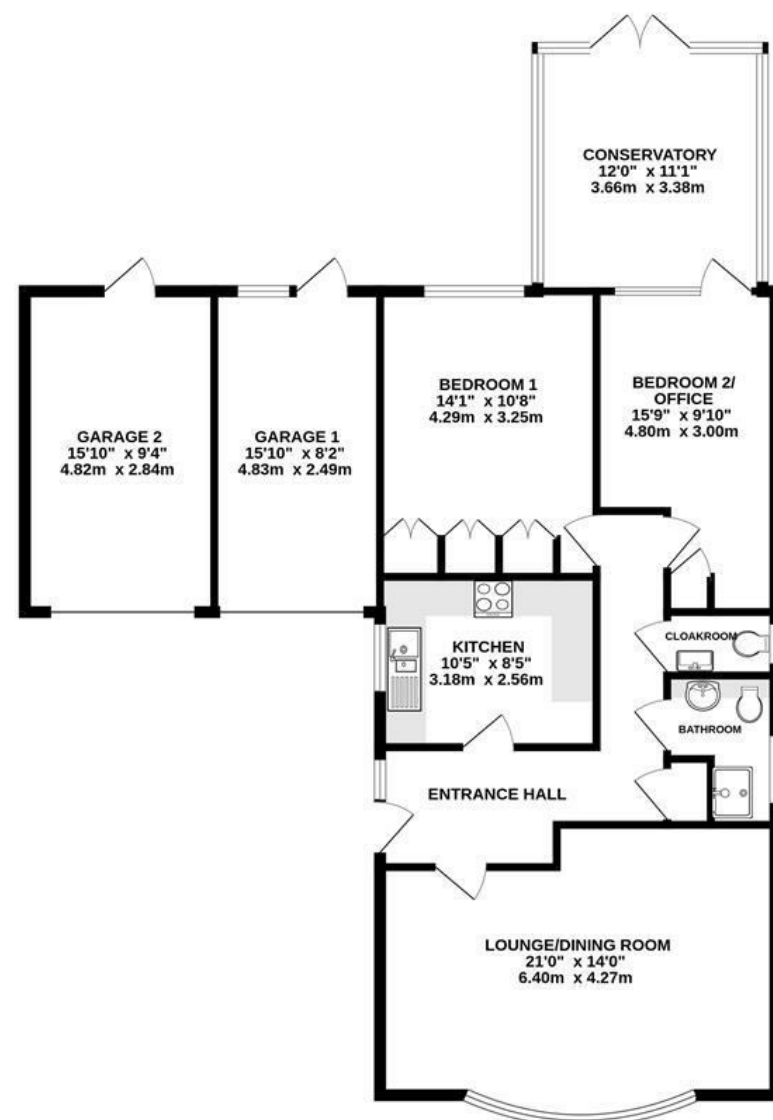
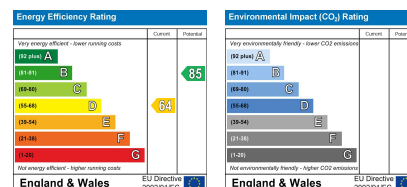


GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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116 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RZ

Guide Price £525,000 Freehold

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106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

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.

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What we like...

- * Detached bungalow offered in excellent order throughout.
- * Plenty of parking and two garages.
- * Delightful garden with plenty of privacy and seclusion.
- * Quintessential village with thriving community, bustling High Street and reputable schools.
- * Offered with no onward chain.

Welcome Home

If you’re looking for a spacious, detached bungalow that offers you the opportunity to live a quintessential village lifestyle in charming Hurstpierpoint then this property will surely be of interest.

The home is offered for sale with no onward chain and is beautifully presented, ready for immediate occupation.

Upon entry you’re welcomed into a central hallway which leads to each of the rooms. The fabulous lounge/dining room extends to nearly 21ft giving plenty of living space. The room is flooded with natural light via the large curved window overlooking the front of the property.

The kitchen is neat and modern with contemporary cream cabinets. There is plenty of storage and preparation space, an integrated induction hob, oven and dishwasher and space for the other appliances too.

Both bedrooms are good size doubles with fitted wardrobes and are served by the stylish walk in wet room.

The second bedroom is currently used as an additional seating area/office which flows through into the conservatory, which provides a delightful space to sit and overlook the garden.

The home is fully double glazed, has gas fired central heating and access to an Ultrafast fibre broadband connection – great for those who work from home.

Step Outside

Stepping outside the beautifully maintained rear garden offers an inviting blend of open lawn, mature planting, and practical outdoor living space. A generous stone-paved patio extends directly from the house, providing the perfect setting for alfresco dining, summer gatherings, or simply relaxing in the sun. The central lawn is lush and level, ideal for children to play or for easy upkeep.

A real feature of the home is the large driveway which offers off road parking for several vehicles. There are two single garages that offers excellent storage and conversion potential, subject to planning.

Hurst Life...

Cuckfield Road is ideally located just 5/10 minutes walk from the vibrant and friendly Hurstpierpoint High Street and the local primary school, St Lawrence CofE.

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

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).

The Specifics

Tenure: Freehold
Title Number: SX137744
Local Authority: Mid Sussex District Council
Council Tax Band: D
Services: Gas fired central heating, mains drainage, mains water & electricity
Available Broadband Speed: Ultrafast
Plot Size: 0.11 acres

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.

