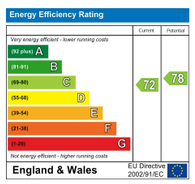
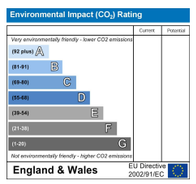
Approx. Gross Internal Floor Area 1799 sq. ft / 167.30 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property





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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.

103 Cuckfield Road, Hurstpierpoint, BN6 9RS

Guide Price £700,000 Freehold

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103 Cuckfield Road, Hurstpierpoint, BN6 9RS

Guide Price £700,000 - £750,000

What we like...

* Set on a generous 0.21 acre plot with a substantial west-facing rear garden.

* Chalet style layout creates immense versatility.

* Easy walk to the village High Street and St Lawrence Primary School.

* Kitchen flowing to the conservatory - great for entertaining.

* No chain

Guide Price £700,000 - £750,000

Welcome Home

Set on Cuckfield Road in the ever-popular village of Hurstpierpoint, this attractive detached chalet-style home offers a rare blend of generous accommodation, a flexible layout and a notably good-sized plot.

The accommodation extends to approximately 1,799 sq ft including the garage and has been arranged in a way that gives the house broad appeal. For downsizers, the ground floor offers genuine single-level living with two bedrooms and a family bathroom. For families, the additional first floor bedrooms and shower room provide excellent separation and flexibility. Equally, the layout lends itself well to those needing space for guests, teenagers, hobbies or working from home.

A central hallway gives access to the main rooms. To the front is a comfortable reception room with a wide bay window, creating a calm and inviting sitting space. To the rear, the kitchen connects beautifully with the conservatory/garden room, giving the home a natural everyday hub.

The kitchen has a classic country feel with shaker-style units, wooden worktops, tiled flooring, a range cooker and Belfast-style sink, with space for appliances and a door to the side. Opening from here is the superb conservatory, extending to over 23ft and providing a wonderfully sociable space for dining, relaxing and entertaining. With tiled flooring, plenty of glazing and a wood-burning stove, it enjoys a strong connection with the garden while remaining usable through more of the year.

There are two bedrooms on the ground floor, served by a bathroom with both bath and separate shower. Upstairs, two further generous bedrooms sit either side of the landing and are served by a shower room, creating a practical and adaptable arrangement for a wide range of buyers.

Step Outside

The plot is a real feature. Extending to approximately 0.21 acres, the property enjoys excellent frontage with a gravel driveway providing ample off-road parking, along with access to the garage.

The west-facing rear garden is particularly impressive long, level and established, with a large lawn, mature hedging, trees and planted borders providing a lovely green backdrop and good privacy. Immediately outside the conservatory is a paved terrace, ideal for outdoor dining, with further gravelled seating and planting areas offering scope for relaxation, entertaining or family life.

It is the sort of garden that can adapt with the buyer: space for children to play, room for keen gardeners to develop further, or simply a peaceful, private setting for those wanting a generous plot in a village location.

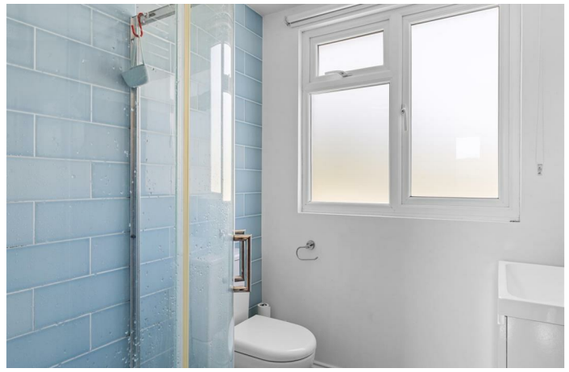
Out & About

Cuckfield Road is one of the most established roads in the village and 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 (a huge favourite amongst the villagers), 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 South Downs National Park is within easy walking distance.

The Specifics

Tenure: Freehold
Title Number: WSX233369
Local Authority: Mid Sussex District Council
Council Tax Band: E
Plot Size: 0.21 acres
Services: Gas fired central heating, mains drainage, mains water & electricity
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.