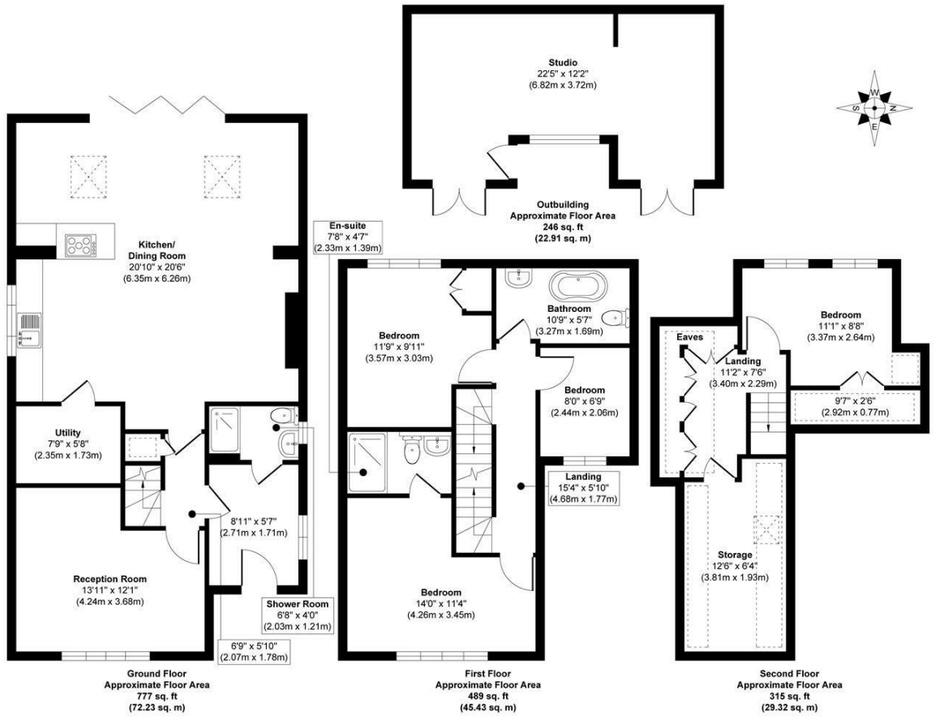
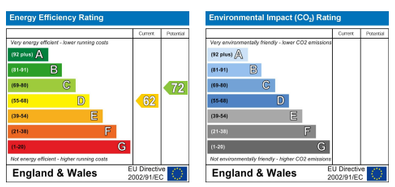


Approx. Gross Internal Floor Area 1827 sq. ft / 169.89 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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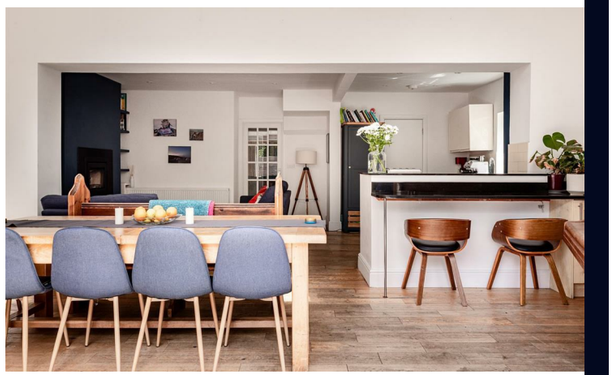
Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







47 Cuckfield Road, Hurstpierpoint, BN6 9RW

Guide Price £800,000 Freehold

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47 Cuckfield Road, Hurstpierpoint, BN6 9RW

Guide £800,000 - £850,000

What we like....

* Fabulous detached 1930s home on popular Cuckfield Road

* Superb open plan kitchen/dining/family room with bi-fold doors to garden

* Sunny west facing garden with large garden studio

* Easy walk to St Lawrence Primary School and bustling High Street

Guide Price £800,000 - £850,000

Welcome Home
Are you looking for a detached 1930s character home with an impressive 21ft open-plan kitchen/dining/living space, a sunny west-facing garden, great family bedrooms and a garden studio — all in a prime village location for St Lawrence Primary School and Hurstpierpoint High Street?

The accommodation flows brilliantly from the moment you step inside. To the front is a separate reception room, a cosy and inviting space with wood flooring and a log-burning stove — ideal as a snug, playroom or more grown-up sitting room away from the main family area.

To the rear, the home opens into the real heart of the house: a superb open-plan kitchen/dining/living room extending to approximately 21ft. This is a fabulous family space, designed for modern living. The kitchen is arranged with sleek cabinetry, dark worktops and a range-style cooker, with a useful breakfast bar creating a natural divide between the kitchen and dining area. There is plenty of room for a large dining table, sofas and everyday family life, while rooflights and wide bi-folding doors flood the space with natural light and draw the eye straight out to the garden. In warmer months, the doors open the room beautifully onto the terrace, creating a genuine inside-outside feel.

Practicality has not been overlooked either, with a separate utility room, ground floor shower room/WC and useful circulation space, making the layout particularly well suited to busy family life.

On the first floor are three bedrooms, including a principal bedroom with en-suite shower room. The remaining bedrooms are served by a stylish family bathroom complete with a freestanding bath and contemporary tiling.

The second floor adds even more flexibility, with a further bedroom plus excellent eaves/storage space. This top floor could suit an older child, guest bedroom, hobby space or quiet work-from-home area, depending on a buyer's needs.

Step Outside, Summertime's in bloom...
Step outside and the lifestyle appeal continues. The west-facing rear garden is a real highlight, enjoying afternoon and evening sunshine and offering a lovely balance of paved entertaining space, lawn and mature planting. The terrace sits directly off the open-plan living space, making it perfect for summer lunches, barbecues and relaxed evenings with friends. Beyond the terrace, the lawn gives children space to play, while the established trees and planting create a pleasing sense of privacy and greenery.

At the end of the garden is a detached studio which is a fantastic bonus space that could be used as a home office, creative studio, gym, music room or teenage den. For anyone now working from home, it offers valuable separation from the main house without sacrificing convenience.



To the front, the home is set back from the road with driveway parking and an attractive approach, while the 1930s elevations give it a pleasing sense of character.

The Hurst Life
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, whilst Iris Bakery bake tasty sourdoughs and sweet & savoury treats.

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) at Albourne or Hickstead, giving swift links to the M23 and M25.

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: WSX79643
Local Authority: Mid Sussex District Council
Council Tax Band: E
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.





