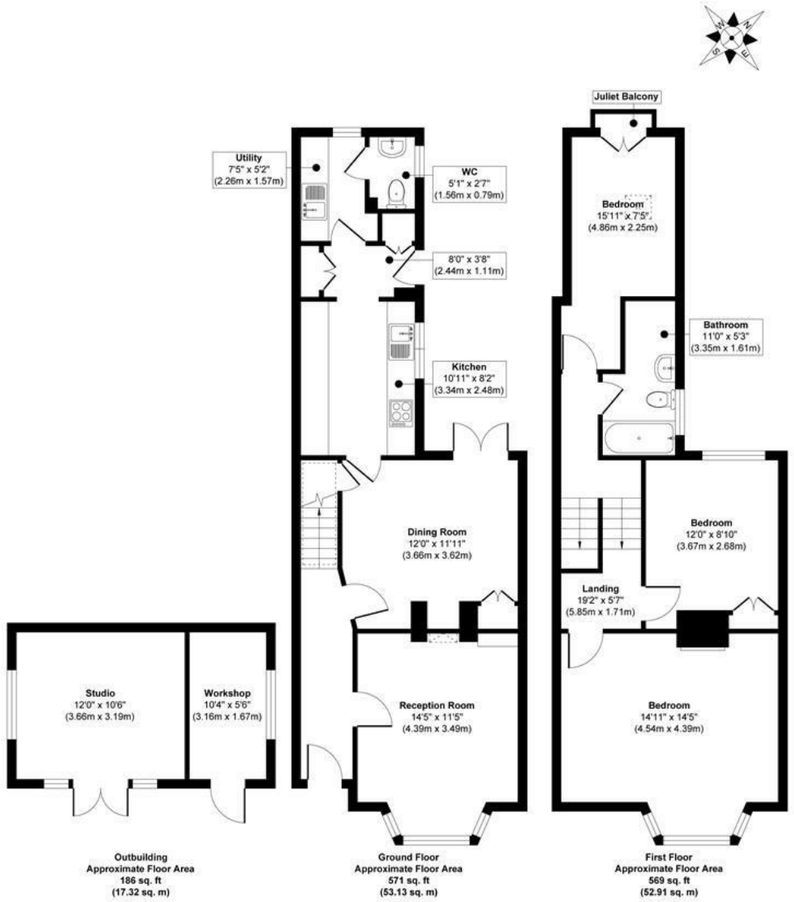
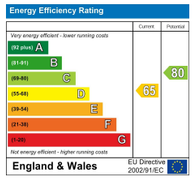
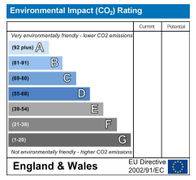


Approx. Gross Internal Floor Area 1326 sq. ft / 123.36 sq. m (Including Outbuilding)

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





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VIEWING BY APPOINTMENT WITH PSP HOMES
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.

159 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RT

Guide Price £650,000 Freehold

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159 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RT

What we like....

* Beautiful bay fronted, red brick Victorian semi-detached home

* Fabulous 100ft west facing garden with exceptional home office

* Huge scope to extend to the rear, side and into the loft

* 10 mins walk to bustling village High Street and reputable St Lawrence Primary School

Victorian Verve

If you're looking for the period home in one of Sussex's most desirable villages then this fabulous Victorian home in quintessential Hurstpierpoint is sure to be of interest. It offers a wealth of retained character, glorious garden and scope for sizeable extension, subject to planning.

Upon entering, you will be wowed by the gorgeous black and white tiles and high ceilings. At the front of the home is the sitting room with a large bay window making it lovely and bright. The wood burning fire is ideal for settling down on those chilly winter's evenings.

Continuing down the hall you'll find to the light-filled dining room, where the space opens out with patio doors leading to the garden. The dining room sits adjacent to the kitchen, making it an ideal space for entertaining.

The kitchen itself is a practical yet stylish area with terracotta tiled flooring and modern amenities, including a built-in microwave, dishwasher, fridge-freezer, and double oven.

As you move through the kitchen into the lobby and utility room, your eyes are drawn to the large picture window that frames an unspoiled view of the rear garden, offering a pleasing backdrop to these functional spaces. The stylish cloakroom sits off the utility.

Bath & Bed

On the first floor, you'll find three well-proportioned bedrooms and a family bathroom, which features both a separate shower and a bath, making it perfect for relaxing or a quick refresh.

The master bedroom extends across the entire front of the home and is a true delight, offering a large bay window with original sash windows that flood the room with natural light. The feature fireplace adds a touch of character and charm.

The second bedroom overlooks the rear garden and benefits from a built-in wardrobe, offering plenty of storage.

The stunning third bedroom also enjoys views over the rear garden and is an absolute gem, with a delightful Juliette balcony that lets in plenty of fresh air and light. The vaulted ceiling enhances the sense of space, making this room feel incredibly airy and open.

Glorious Garden

Heading outside you have the most delightful west facing rear garden, which is bathed in afternoon/evening sunshine. Our clients have added a delightful pergola—creating a perfect spot to entertaining family and friends. The garden has a large, level lawn which is great for children to play and has been thoughtfully designed, featuring a log store and a shed for storing gardening tools.

However, the true highlight is the fantastic garden room—a wonderful addition to the space. This versatile home office or hobby room offers the ideal escape from the busy house. Whether used as a workspace, a retreat to unwind with a good book, watch a film, or as a peaceful haven to simply enjoy the garden view, this room has so much potential. It's a perfect place to relax, focus, or entertain.

Attached to the garden room is a useful store/workshop, providing the ideal space to store bikes, garden chairs, and other outdoor essentials, helping to keep the area tidy and organized.

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 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: WSX70330
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.

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.