



BREWERY  
MEWS  
2005



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16 Brewery Mews Cuckfield Road,  
Hurstpierpoint, West Sussex, BN6  
9RX



# 16 Brewery Mews Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RX

£325 000

Hurstpierpoint has an enviable range of facilities to offer including a village stores, post office, greengrocers, pharmacy and many other independent retail outlets. There is an excellent choice of pubs cafes and restaurants and Hassocks mainline railway station is within 2 miles to the east offering regular services to London, Gatwick and Brighton & Hove. Many miles of open countryside can be accessed from nearby.

An Impeccably Presented First & Second Floor 2 Bedroom Duplex Apartment Having Undergone Considerable Improvement In Recent Years, Offering Spacious Accommodation, A Beautiful Kitchen With Integral Appliances, Allocated Parking & Located Close To The Village High Street & Open Countryside.



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**AGENTS NOTE:** Any information, including areas, measurements and distances, is given for guidance purposes only. We cannot give any undertaking that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.  
**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |