



**richwards**  
TOWN & COUNTRY ESTATE AGENTS

**01273 495333**  
[www.richwards.co.uk](http://www.richwards.co.uk)

**139 Cuckfield Road, Hurstpierpoint,  
West Sussex, BN6 9RS**

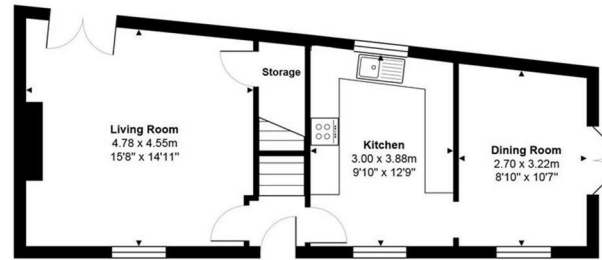
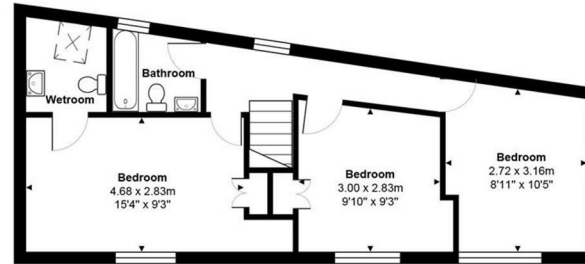
# 139 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RS

## £515,000

This stunning attached home has been the subject of a complete professional renovation in recent years, which has included a further extension onto the north elevation of the property, providing deceptively spacious accommodation over 2 floors. The main entrance to the cottage has a superb bespoke oak entrance canopy with door leading to the entrance hall. There is a Beautifully equipped contemporary kitchen breakfast room with appliances, a bright double aspect lounge with French doors opening onto a rear patio. There is also a second reception room, which is currently used as a dining room, but would be ideal as a snug or office.

On the first floor, there is a master bedroom suite with 'state of the art' en-suite facility, 2 further double bedrooms and a family bathroom/WC. The refurbishment was undertaken using the finest materials and with consideration to create a home that retains an air of character, yet is energy efficient and caters for the demands of modern living standards. Externally there is a modest garden ideal for alfresco activities.

**CALL FOR VIEWING ARRANGEMENTS: A Beautifully Re-Modelled & Extended Character Cottage Located On The Fringes Of Hurstpierpoint, Yet Within Comfortable Walking Distance Of The Village High Street & Local School. NO ONGOING CHAIN!**



Total Area: 98.7 m<sup>2</sup> ... 1063 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



1 Coopers House, High Street, Henfield, West Sussex, BN5 9EQ  
Telephone: 01273 495333 Facsimile: 01273 495252  
Email: sales@richwardsestateagents.co.uk www.richwards.co.uk



**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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 86        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 67      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (2 plus) <b>A</b>   |         |           |
| (81-91) <b>B</b>  |         | 84        |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         | 63        |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |