



17 Cuckfield Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9RP

Chatt  
estates



# Situation

An extended and well presented period family home situated within a stone's throw of the bustling village High Street with a west facing rear garden and brick built studio

Hurstpierpoint is a vibrant village with a bustling High Street including a green grocers, deli, butchers, Post Office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

This well presented family house has been extended in recent years and showcases many character and period features including high ceilings, large bay windows and wooden floors. The large and light open plan sitting/dining is a great space to relax or entertain with a focal wood burning stove. The kitchen is at the rear of the property and benefits from a range of integrated appliances and incorporates a useful utility room and cloakroom w.c. Stairs from the sitting room lead to the cellar that is currently used for storage but has a multitude of uses. 3 bedrooms and a modern fitted bathroom reside on the first floor with the principal bedroom at the front of the property benefiting from a large bay window. The property has a brick built studio with underfloor heating and patio doors leading out onto the west facing rear garden. The private rear garden is predominantly laid to lawn with a range of mature planting. A patio attached to the studio provides a space to catch the afternoon sunshine and garden storage is plentiful with a large timber garden shed.





# Overview

## Kitchen

- » Shaker style wall and base units
- » Inset ceramic sink and drainer
- » Inset 4 ring 'Neff' electric hob with extractor fan over
- » Integrated 'Zanussi' electric oven
- » Integrated 'Lamona' dishwasher
- » Integrated fridge



## Bathroom

- » Panelled bath with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



## Specification

- » Wall mounted 'Glow worm' gas fired boiler
- » Attached studio with electric underfloor heating
- » Cellar
- » West facing rear garden

## External

The property is approached via a timber gate over a paved path to the front door. Side access is via a wrought iron gate to a paved area. The rear garden is accessed via patio doors from the studio where there is a paved patio adjoining. The lawn extends to the end of the garden flanked on either side by well stocked shrub and plant beds. There is the benefit of a timber shed at the end of the garden. There is a pedestrian right of way over the rear patio in favour of the neighbouring property.





## Transport Links from 17 Cuckfield Road

Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.2 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

## Cuckfield Road, Hurstpierpoint, BN6 9RP

Approximate Gross Internal Area = 84.2 sq m / 906 sq ft

Cellar = 16.3 sq m / 175 sq ft

Outbuilding = 12.5 sq m / 134 sq ft

Total = 113.0 sq m / 1215 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

133 HIGH STREET | HURSTPIERPPOINT | WEST SUSSEX | BN6 9PU

**Chatt**  
estates