



43 Cuckfield Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9RW

Chatt
estates



Situation

A significantly updated detached 1930's house, benefitting from a wonderful west facing landscaped garden and off-street parking

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.

Situated in a highly convenient location close to the High Street and village primary school, this detached Victorian house has been superbly renovated throughout by the current owners to a very high standard and is complimented by a wonderful country style garden. The ground floor provides 2 well-appointed reception rooms accessed via the large entrance hall. The sitting room is wonderfully light with the bay window and benefits from a focal open fireplace with slate hearth. The dinning room lies at the rear of the property with bi-fold doors leading out on to the rear patio. The kitchen/breakfast room also resides at the rear benefiting from a refitted kitchen with a range of fitted appliances. The useful utility room is accessed via the hallway. Stairs lead to the first floor where 3 bedrooms and a bathroom with separate shower reside. The rear garden extends to the west and is wonderfully private with mature hedgerow either side. What follows is a carefully created, wonderland of colourful, flowers, shrub and trees with a path winding its way through the middle. Secluded patios and seating areas provide areas to unwind and entertain along with a kitchen garden and raised vegetable beds. A timber summer house nestles within the planting. Off street parking is plentiful with a shingle driveway at the front of the property.



Kitchen

- » Shaker style wall and base units
- » Oak block worksurfaces
- » Inset double 'Butler Style' sink
- » Inset 'AEG' induction hob
- » Fitted 'Smeg' electric oven
- » Space for fridge freezer



Bathroom

- » Free standing bath with centre mounted taps
- » Shower cubicle with wall mounted shower, hand shower attachment and glazed door
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » 2 heated ladder style towel radiators



Specification

- » Gas fired 'Worcester' boiler located in the loft space
- » Built in wardrobe cupboards and bookcases in the bedrooms
- » Beautifully landscaped rear west facing gardens with large summer house
- » Shingle driveway with off street parking



External

The property is approached over a shingle driveway with parking for a few cars. The west facing secluded garden is bordered by mature evergreen hedges. A shingle path meanders through the centre of the garden following on through a beautifully arranged flower garden. Specimen trees include white, spring-flowering cherries and a rare Cornus (American Dogwood) with white bracts. Venetian-coloured tulips and alliums catch your attention, followed by borders of old English blowsy roses, nepeta and alliums spilling over the paths. Evergreen structure is provided by Italian Cypress, Viburnum and clipped yews. At the end of the garden is a timber summer house covered with a rambling rose and Ethel.





Transport Links

| | |
|------------------------------|--------------------|
| Hassocks Train Station | approx. 1.9 miles |
| Haywards Heath Train Station | approx. 7.5 miles |
| London Victoria By Train | approx. 45 mins |
| A23 Slip Road | approx. 1.2 miles |
| Brighton | approx. 8.8 miles |
| Gatwick Airport | approx. 19.5 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 9RW

Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft
 Summer House = 12.7 sq m / 137 sq ft
 Total = 116.7 sq m / 1256 sq ft

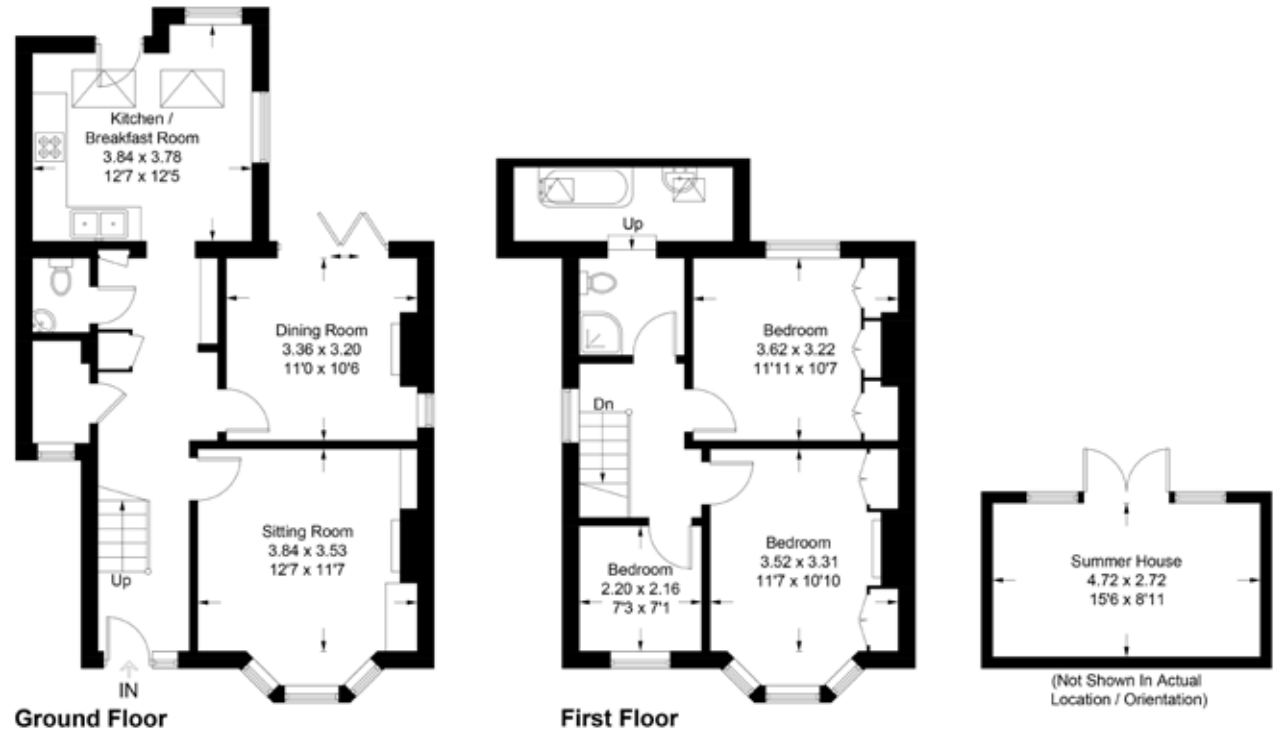


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

chattestates.co.uk | 01273 844500

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

Chatt
estates

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.