



122 Cuckfield Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9RZ

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Situation

A well presented and enlarged chalet bungalow boasting light and flexible accommodation with private rear garden, off street parking and a detached garage

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, 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 spacious well extended and remodelled detached property offers versatile living over 2 floors and is situated a short walk from the popular primary school and all the amenities the High Street has to offer. The light kitchen/ breakfast room resides at the rear of the property with the benefit of a modern kitchen housing a range of integrated appliances, centre island with breakfast bar and bi-fold doors opening out onto the rear garden. The sitting room also resides at the rear of the property boasting a modern wood burning stove. Flexibility comes in the form of two ground floor bedrooms serviced by a ground floor shower room and separate cloakroom/w.c. Stairs lead to the first floor where there are two further bedrooms and a modern fitted bathroom with glorious free standing roll top bath. The rear east facing garden is wonderfully private and predominantly laid to lawn bordered with a selection of large shrubs. The driveway at the front of the property provides off street parking for a couple of cars and access to the detached garage.



Overview

Kitchen

- » Shaker style wall and base units
- » Oak worksurfaces
- » Space for gas range cooker with extractor over
- » Integrated fridge freezer
- » Integrated dishwasher
- » Centre island unit and breakfast bar with a range of cupboards and drawers under

Bathrooms

A ground floor shower room and first floor bathroom benefiting from fully fitted white suite comprising large shower with wall mounted shower and glazed doors, free standing roll top bath, low level w.c. suites and hand basins.

Specification

- » Wall mounted gas fired boiler
- » Sitting room with modern wood burning stove
- » Garage

External

The property is approached over a driveway with parking for a couple of cars flanked on one side by an area of lawn and a range of shrubs. The driveway provides access to the garage. Side access to the rear garden is via a wrought iron gate where a central lawn is bordered by well stocked shrub beds.





Transport Links from 122 Cuckfield Road

Hassocks Train Station	approx. 2.2 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.7 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

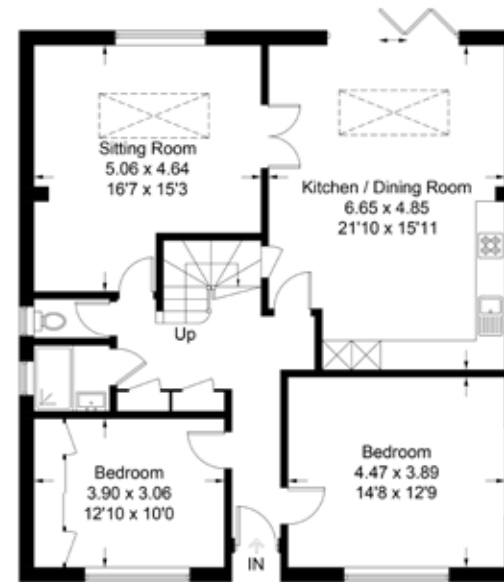
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

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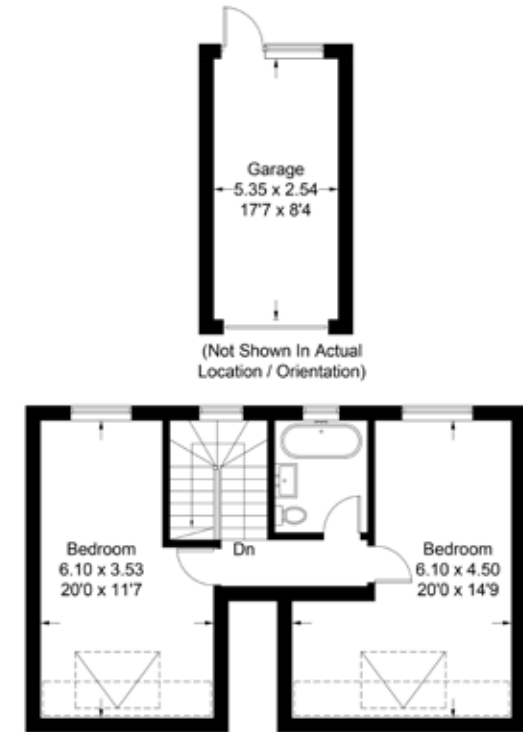
Approximate Gross Internal Area = 157.6 sq m / 1696 sq ft

Garage = 13.8 sq m / 148 sq ft

Total = 171.4 sq m / 1844 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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