



193 Cuckfield Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9RT

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Situation

A well extended and character filled semi-detached house benefiting from a west facing rear 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 is also a range of revered state and private schools locally.

Situated in a highly convenient location within easy walking distance of the High Street and village primary school, this semi detached Victorian house has been superbly updated and extended by the current owners and is complemented by a wonderful country style west facing garden. Wonderfully light from sizable bay windows, the sitting and dining room are in an open plan format. At the rear of the property with bi-fold doors opening out onto the garden is the addition of a modern kitchen/breakfast/family room. Hi-gloss wall and base units house a range of luxury integrated appliances with a large central island unit and breakfast bar. Three bedrooms reside on the first floor along with a modern fitted bathroom showcasing 'Lusso Stone' fixtures. The modern landscaped rear garden extends to the west and is predominantly laid to lawn with a large paved patio adjoining the rear of the property. A sizable summerhouse resides at the end of the garden providing space for a multitude of uses. The paved driveway at the front of the property provides off street parking for a couple of cars.



Overview

Kitchen

- » High-gloss wall and base units
- » 'Quartz' worksurfaces with inset sink
- » Inset 5 ring 'Neff' gas hob
- » Extractor fan over
- » Fitted 'Samsung' fridge
- » Fitted 'Samsung' freezer
- » Integrated 'Bosch' dishwasher
- » Central island unit with 'Quartz' worksurfaces, breakfast bar and a selection of cupboards beneath

Bathrooms

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator

Specification

- » Gas fired 'Worcester' boiler located in the loft
- » West facing rear garden
- » Sizable summerhouse

External

The property is approached over a block paved driveway with parking for two cars. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property. A central lawn is bordered on either side by modern raised sleeper beds housing a range of shrubs, plants and trees. At the end of the garden is a timber summerhouse with light and power with an attached open sided store behind.





Transport Links

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

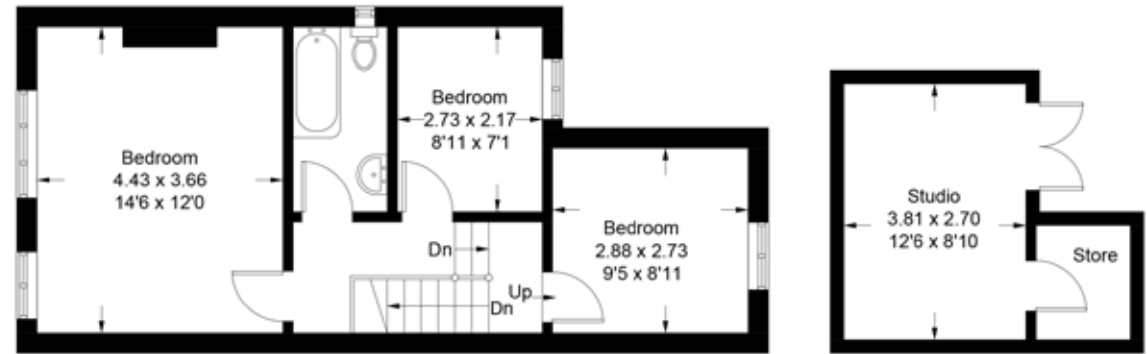
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

Cuckfield Road, Hurstpierpoint BN6 9RT

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft

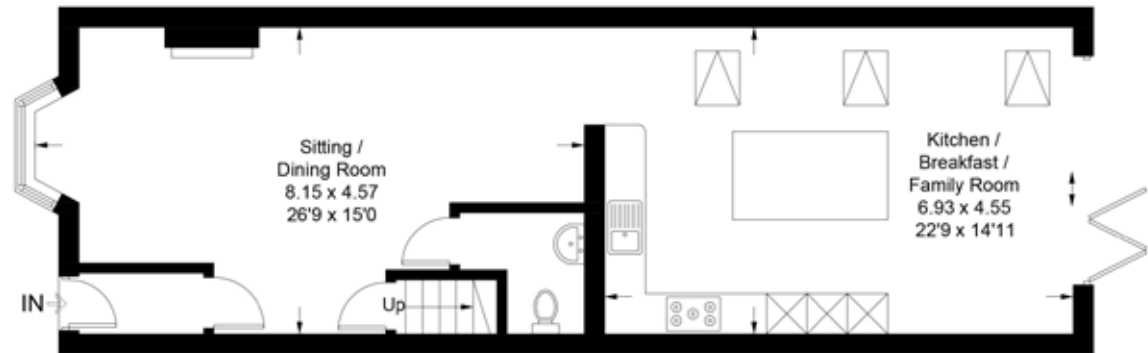
Outbuilding = 12.9 sq m / 139 sq ft

Total = 124.0 sq m / 1335 sq ft



First Floor

(Not Shown In Actual Location / Orientation)



Ground 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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