



39a Cuckfield Road
HURSTPIERPOINT | WEST SUSSEX | BN6 9RW

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Situation

A rarely available and spacious family home tucked along a private lane in a central location with south facing rear garden, studio and 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

Set back along a private lane in a central location, this exceptional home combines convenience and contemporary living. Well maintained and thoughtfully updated it showcases a recently fitted modern kitchen/dining room with bi-fold doors designed with both style and functionality in mind. There are three reception rooms on the ground floor including the sizable sitting room featuring a striking wood burning stove and bi-fold doors that open directly onto the garden, creating a seamless connection between indoor comfort and outdoor living. There is also the benefit of a useful utility room. Stairs lead to the first floor where there are four generously sized bedrooms serviced by a family bathroom and two en-suite shower rooms. Centrally positioned within its plot the property is approached via a private driveway providing ample parking for five vehicles and access to a detached garage with light power and plumbing. The south facing rear garden has been beautifully designed to offer the perfect setting for entertaining and relaxation alike, combining natural and artificial lawns with colourful well stocked borders. A substantial composite decked area with inset luxury insert jacuzzi spa and covered seating area provide the ideal space for year round gatherings, while a sizable garden studio complete with light and power offers possibilities as a home office, gym or creative space.



Kitchen

- » Hi gloss wall and base units
- » Silestone worksurfaces
- » Inset sink with instant boiling water tap
- » Inset 'Neff' dishwasher
- » Integrated 'AEG' fridge freezer
- » Integrated 'Neff' electric oven
- » Integrated 'Neff' microwave oven
- » Integrated 'Neff' combination oven
- » Island unit with silestone worksurface and breakfast bar
- » Inset 'Neff' induction hob with modern extractor over
- » 'Amtico' flooring



Bathrooms

Family Bathroom

- » Panelled bath
- » Fully tiled shower cubicle with wall mounted rainfall shower, hand shower attachment and glazed doors
- » Low level w.c. suite
- » Wash hand basin with cupboard under
- » Heated ladder style towel radiator



Principal Bedroom En-Suite Shower Room

- » Large walk in shower with wall mounted rain fall shower, hand shower attachment and glazed doors
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with cupboards under
- » Heated ladder style towel radiator

Bedroom Two En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator
- » Half tiled walls



Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Electric underfloor heating to the kitchen
- » 'Amtico' flooring to the majority of the ground floor
- » Recently re-fitted windows and doors
- » South facing rear garden
- » Modern detached studio with light, power and hardwired internet connection
- » Detached garage with a electronically controlled electric door, benefitting from light, power and plumbing for a W.c. suite and wash hand basin
- » Luxury insert jacuzzi spa located in the rear garden
- » Paved driveway with parking for five vehicles and electric gates
- » EV Charging point



External

The property is approached via electric gates over a driveway with parking for five vehicles and access to the detached garage. The rear garden adjoins the property on three sides and is accessed via gates on either side. A sizable decked area extends from the rear with a large studio benefiting from light and power and covered seating area. To the side of the studio is a private luxury insert jacuzzi spa integrated into decking. The garden is fully walled with the lawn incorporating both natural and artificial grass bordered by well stocked shrub and plant beds. External storage is plentiful with a sizable timber garden shed.





Transport Links

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.3 miles
Brighton	approx. 8.9 miles
Gatwick Airport	approx. 19.4 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 9PW

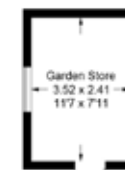
Approximate Gross Internal Area = 194.9 sq m / 2098 sq ft

Outbuildings = 50.7 sq m / 546 sq ft

Total = 245.6 sq m / 2644 sq ft



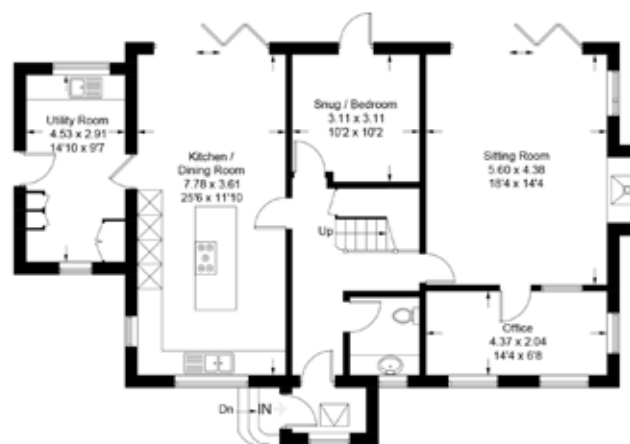
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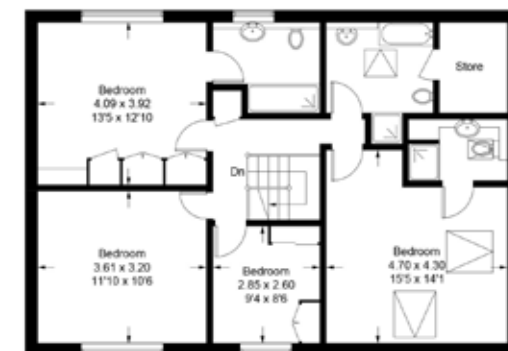
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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

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A buyer is advised to obtain verification from the solicitor.

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