



123 Cuckfield Road
Hassocks, BN6 9RS

Guide price £575,000

Originally acquired in 1925, St Lukes Church, founded by the Diocese, provided a haven for peaceful reflection due to its lofty ceilings and expansive open space. Now, almost a century later, this historic structure has been expertly restored to fashion a truly distinctive residential dwelling. Centrally located in Sussex Village, the property unveils a spacious reception hall with a bespoke oak staircase leading to the first floor.

Upon entering, your gaze is immediately drawn to the expansive living area featuring double-height ceilings and original stain glass windows. Large bi-folding doors on one side open onto a secluded patio garden, enhancing the indoor-outdoor experience. The living space seamlessly integrates a contemporary kitchen with a breakfast bar, stone worktops, and integrated appliances. Adjacent to the kitchen lies a practical utility room with laundry facilities.

Offering versatility, the bedrooms include a ground-floor principal bedroom with an ensuite shower room. Upstairs, a family bathroom and two additional bedrooms await, one of which boasts a large picture window overlooking the living space. The meticulous attention to detail and the voluminous living space make it imperative to view this property to fully appreciate its charm.

Nestled in the heart of West Sussex, the picturesque village of Hurstpierpoint epitomises quintessential English living, seamlessly blending rural charm with modern amenities. The village centre is adorned with local shops, boutiques, and traditional pubs, fostering a warm and inviting atmosphere.

Nature enthusiasts will relish the surrounding green hills and footpaths, with the South Downs National Park a short distance away, offering myriad outdoor activities. Families benefit from an excellent education system, with reputable primary and secondary schools nearby.

Despite its rural appeal, Hurstpierpoint remains well-connected, providing easy access to major road networks, including the A23, connecting to Brighton, London, and Gatwick Airport. The Hassocks train station, a brief drive away, ensures a direct route to London Victoria in under an hour, catering to commuters.

- Converted Church
 - Luxury bathrooms
 - Village location
 - Private patio garden
- Double height living space
 - 3 Double bedrooms
 - Contemporary kitchen

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

