



Cuckfield Road, Hurstpierpoint

Guide Price £590,000

 Henry Adams  
estate agents

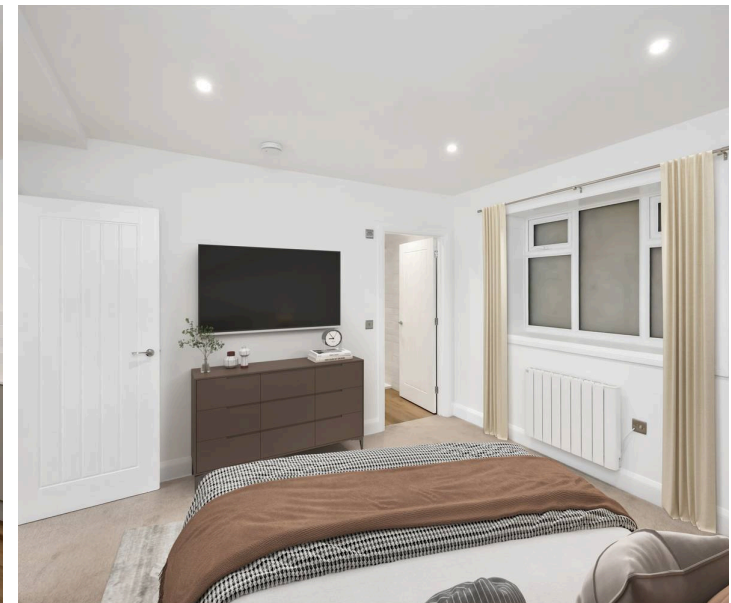


# 123 Cuckfield Road, Hurstpierpoint

The property, original formed in 1925 as St Lukes Church, has been meticulously renovated to a high standard with lavish fittings throughout. This historic building once found by the Diocese, offers grandeur from the first step through the front double doors as you are welcomed by a large entrance hall, which could also double as an inviting reception room. The bespoke oak staircase with glass balustrade completes this room and provides access to the first floor.

Stepping through into the rest of the ground floor living space you are greeted by elegance and a vast double-height living space. Retaining and complimenting some of the original features, including stain glass window, this room exudes charm and offers a space ready to welcome family and guests into the social space and hub of the home. The kitchen is fully fitted with shaker-style bespoke cabinetry (Brighton and Hove Kitchens), which is complimented by high quality fittings such as a Quooker tap (hot, cold and boiling), Neff oven, and a butler sink surrounded by granite worktops, and a peninsular breakfast bar with space for stools. The room then provides space for both dining and living areas too, with bifold doors out to the walled garden space perfect for Al Fresco dining and a space to make your own. The ground floor also features the principal bedroom with en-suite shower room, a separate utility with laundry facilities and separate cloakroom.

Upstairs, the further two double bedrooms, one of which boasts a large picture window overlooking the living space, and a main bathroom fitted with both shower cubicle and fitted freestanding bathtub ready for those relaxing bubble bath evenings, perfectly complimented by a glazed tile wall in a herringbone pattern, and finishing the room is the wc. and separate wash basin vanity unit with mirror above.







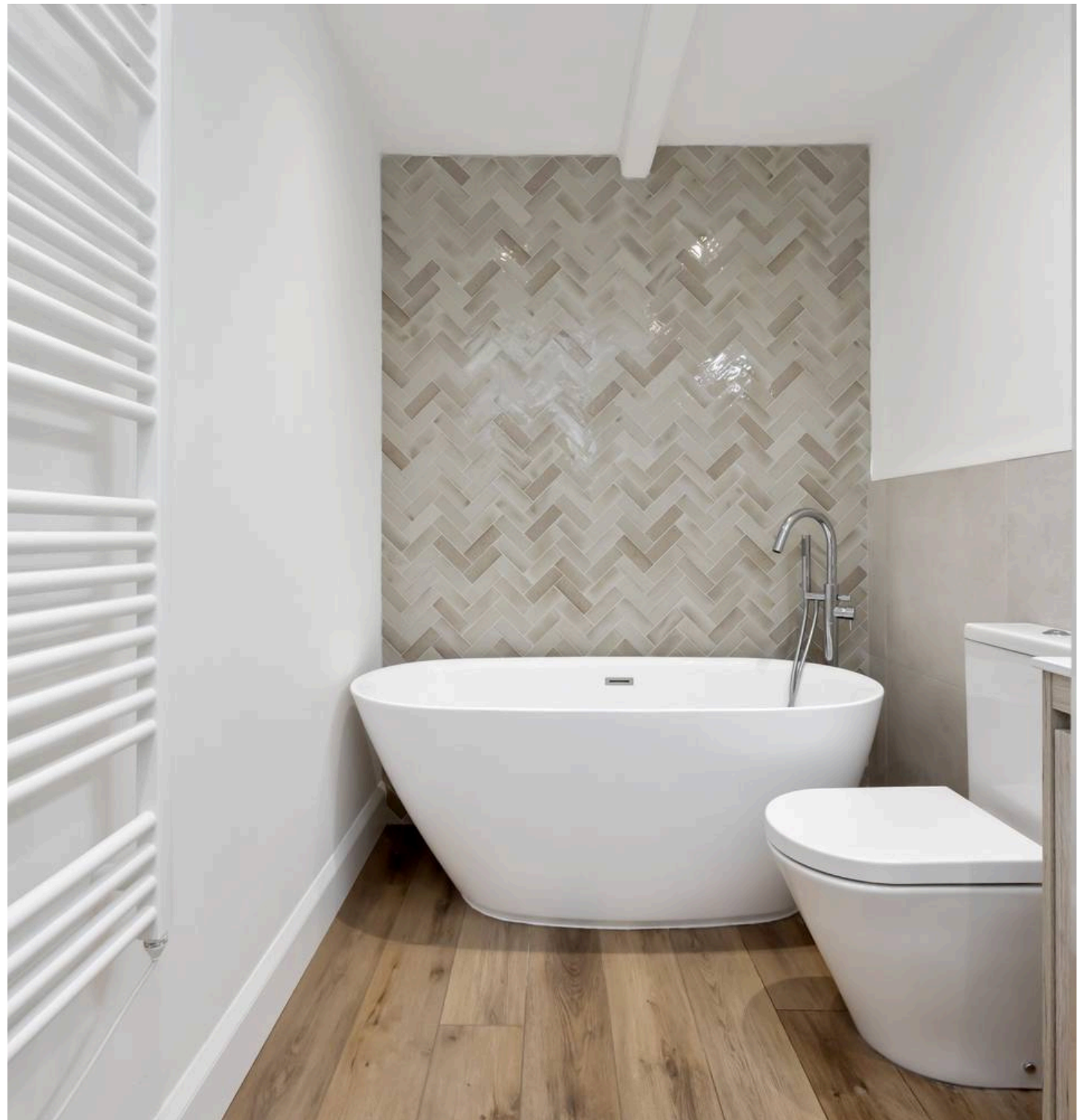
Completing the full renovation, the property enjoys new PVC double glazed windows, oak vinyl flooring with floor fully insulated downstairs and hessian carpet throughout to the bedrooms.

The village of Hurstpierpoint is set within the heart of West Sussex, offering rural living in the countryside and providing easy access to major road networks, including the A23, connecting to Brighton, London, and Gatwick Airport. Nearby there is a train station in Hassocks which is a 2 mile drive which offers direct links to London and surrounding. 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, traditional pubs, and reputable primary and secondary schools are nearby. The Hassocks train station, a brief drive away, ensures a direct route to London Victoria in under an hour, catering to commuters.

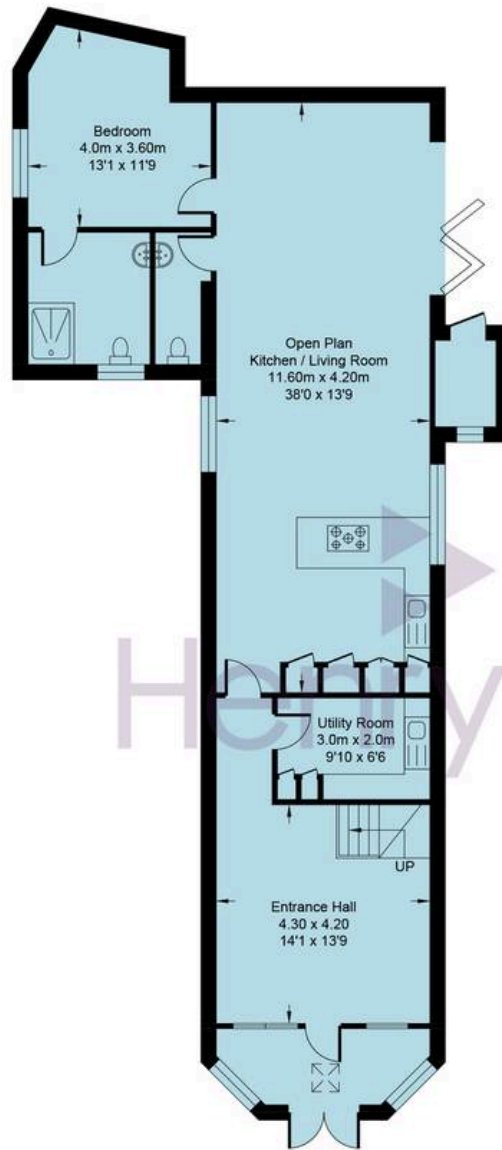
Council Tax band: E

Tenure: Freehold

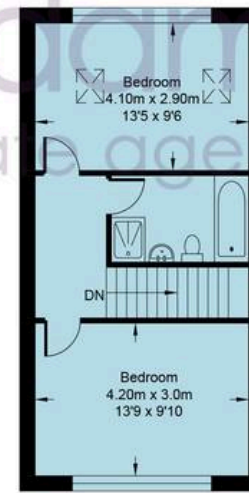
EPC Energy Efficiency Rating: D







GROUND FLOOR



FIRST FLOOR



## Cuckfield Road

Approximate Area = 1549 sq ft / 143.9 sq m  
 Total = 1549 sq ft / 143.9 sq m  
For identification only - not to scale





## Henry Adams – Haywards Heath

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