



**MANSELL
McTAGGART**
Trusted since 1947



151 Cuckfield Road, Hurstpierpoint, BN6 9RT
£450,000



151 Cuckfield Road

Hurstpierpoint,

UPVC double glazed door leading to:

Hall: UPVC double glazed windows. Stairs to first floor. Doors to Kitchen/Dining Room.

Bay Fronted Sitting Room: double glazed square bay window to front. Understairs recess.

Kitchen/Dining Room: stainless steel sink unit, sink bowl, sink drainer, wood trimmed eye and base units, wood effect worktops, UPVC double glazed windows, 'Glowworm' boiler on service contract.

Rear Lobby/Utility: kitchen cupboards, appliance spaces, UPVC double glazed window to rear, door to rear garden.

Bathroom/WC: white suite, pedestal white hand basin, low level WC, panel enclosed bath, mix tap and shower attachment, opaque glazed window and airing cupboard.

Front Garden: lawn, shrubs, picket fence.

Drive: off road parking for 2 cars.

Garage: with power.

West Facing Rear Garden: rear lean to, brick patio, lawn, stocked beds and borders and fruit trees

Council Tax band: E



151 Cuckfield Road

Hurstpierpoint

First Floor: Landing with loft hatch.

Bed One: double glazed square bay window to front. Recesses with fitted drawers.

Bed Two: built in bedroom furniture including concealed wash hand basin, double glazed window to side.

Double aspect Bed Three: double glazed window's to side and rear, timber steps/ladder to loft space.

Scope for loft conversion: as been done in neighbouring properties.

- Three bedroom Victorian semi-detached house
- Believed to date back to the 1880's
- Owned by the same family for over 60 years
- Considered to now require updating/modernisation
- Excellent extension potential
- Vacant possession and no onward chain
- Good sized West facing enclosed rear garden
- Own driveway – garage
- Gas central heating (boiler annually serviced)
- Council tax band: E , Energy performance rating: D



**MANSELL
McTAGGART**
— Trusted since 1947 —



Approximate Gross Internal Area (Excluding Garage) = 85.11 sq m / 916.11 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

**MANSELL
McTAGGART**
 — Trusted since 1947 —

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.