

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

T 01273 915400  
E olga.wojnarova@tpsb.co.uk



## Cuckfield Road

Hurstpierpoint, Hassocks, BN6 9RU

Asking Price **£350,000**

Situated in the picturesque village of Hurstpierpoint we are delighted to offer this fully refurbished, spacious, split level, four bedroom flat with 3 reception rooms. Hurstpierpoint is known for its excellent restaurants, cafes, delicatessens and local shops and within easy reach of the A23, Hassocks and Burgess Hill. There are many outstanding schools in the area including the St Lawrence Church of England primary school and Hurstpierpoint College.

The property itself is accessed from a private entrance with stairs leading to the first floor. There are 3 good size reception rooms all with neutral decor and new carpets. The new fitted kitchen is modern with a lovely range of wall and base units, dishwasher, washing machine, fridge freezer, oven, fitted microwave and gas hob. On the same floor is a well styled shower room with walk in shower cubicle, w.c. and basin. To the upper floor there are four large double bedrooms and a modern bathroom with bath, w.c. and basin. The property also benefits from gas central heating.

Lease: 140 years  
Service charge: 50/50 split with the shop below.  
Ground rent: peppercorn  
EPC Rating: E  
Council Tax Band: C

- Four Bedroom Flat
- Newly Refurbished
- Three Reception Rooms
- Luxury Bathroom
- Luxury Shower Room
- Perfect For Investors

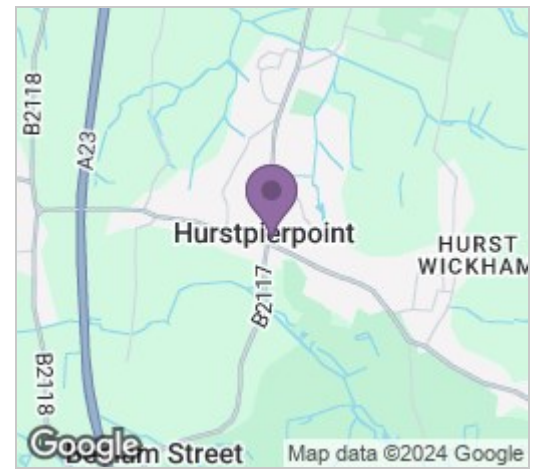




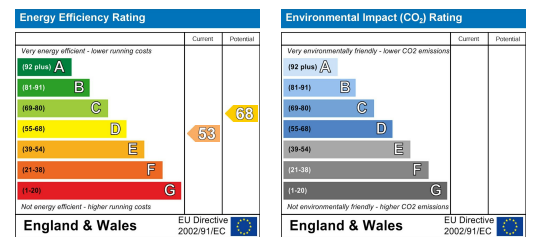
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.