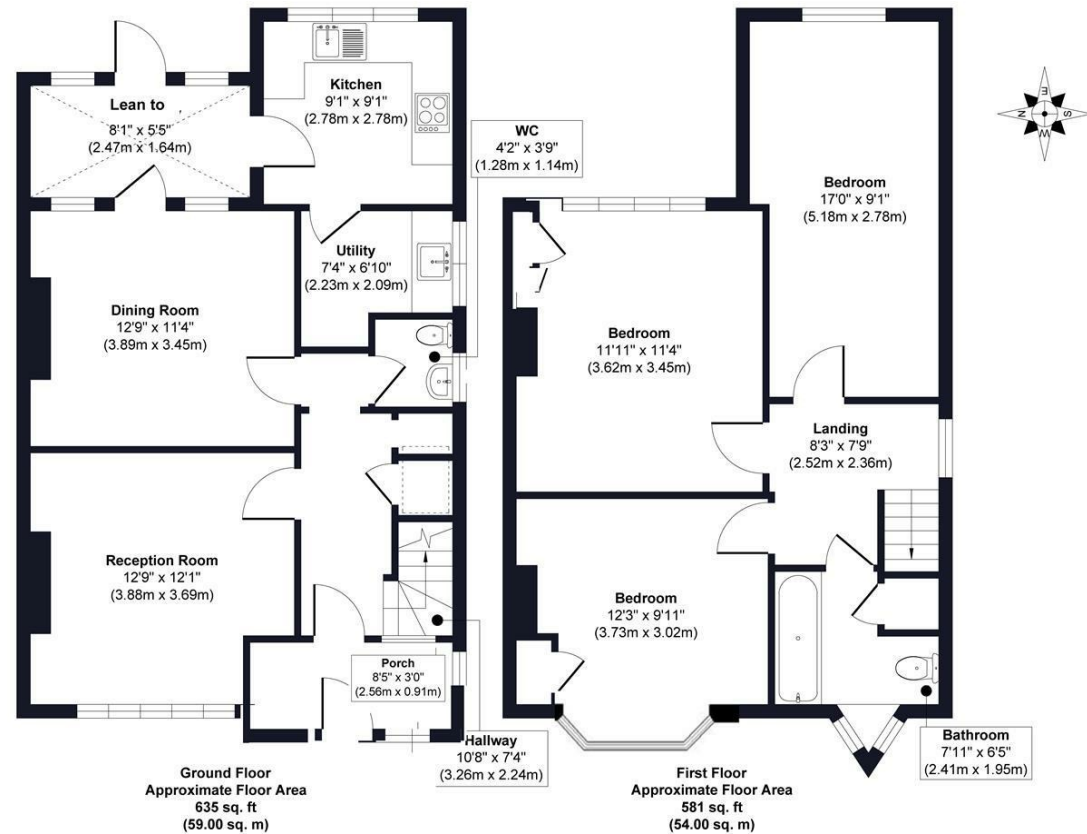
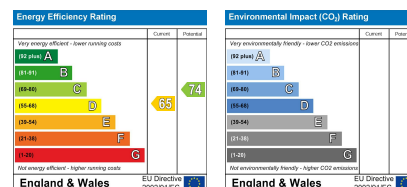




Approx. Gross Internal Floor Area 1216 sq. ft / 113.00 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

PSPhomes



54 Cuckfield Road, Hurstpierpoint, Hassocks, BN6 9SB

Guide Price £625,000 Freehold

PSPhomes

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VIEWING BY APPOINTMENT WITH PSP HOMES
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
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What we like...

- * An attractive bay fronted 1930 semi-detached home
- * One of Sussex's most desirable villages with a thriving community and excellent schooling
- * Huge scope for further extension to the rear and into the loft STPP
- * Plenty of outside space to the front and the rear.
- * Vendors have seen a chain-free property they wish to purchase.

Welcome Home

Are you looking for a character home on a generous plot, with plenty of potential for future enlargement, in one of the area’s most quintessential villages? If so, this could be the house for you.

Within easy walking distance of Hurstpierpoint High Street and St Lawrence Primary School, this substantial 1930s semi-detached home offers generous accommodation, a mature rear garden and an exciting opportunity to create an impressive long-term family home.

An entrance porch opens into the hallway, with the principal reception room positioned at the front of the house. A broad bay window fills the room with natural light, while an attractive period-style fireplace creates a traditional focal point. Behind this is a separate dining room with ample space for a family dining table. Glazed doors and windows connect the room to the conservatory and provide an outlook across the garden. There is clear potential to reconfigure this part of the house to create a larger open-plan kitchen, dining and family space.

The kitchen occupies part of the existing rear extension and is complemented by a separate utility room and ground-floor WC. Although the fittings would now benefit from updating, the established footprint provides an excellent starting point for a more contemporary layout.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and the family bathroom. Two are comfortable double bedrooms with broad front-facing windows, while the extended rear bedroom measures approximately 17 feet in length and overlooks the garden. The bathroom includes a bath with shower above, WC and wash basin.

Scope/Potential

The home has remained in the same family since the 1970s and is now ready for its next chapter. While it would benefit from cosmetic modernisation, it has already been extended across both the ground and first floors and provides approximately 1,216 sq ft of accommodation. There remains considerable potential for further enlargement, whether through a more substantial rear extension or conversion of the loft, subject to the necessary consents. Several neighbouring homes have already undertaken similar projects, demonstrating the possibilities available.

Step Outside

The house is set well back from the road behind a generous frontage, with a private driveway providing off-road parking for two cars and gated access leading into the private rear garden.

The rear garden is a particularly appealing feature. Long, established and wonderfully private, it contains an abundance of mature shrubs, fruit trees and planted borders, alongside areas of lawn and space for outdoor seating. Its generous proportions mean that a substantial extension could potentially be created without sacrificing the sense of space outside.



The Hurst Life

Cuckfield Road is ideally located just 10 minutes walk from the vibrant and friendly Hurstpierpoint High Street and the local primary school, St Lawrence CofE. This quintessential village is home to a delightful array of shops and eateries, including a deli, bakery, greengrocer, independent boutiques, pubs, restaurants, a library, health centre, and an award-winning cinema— all contributing to its unique charm and appeal. The bustling High Street epitomises quintessential village life and enjoys an eclectic mix of independent stores, shops, boutiques, pubs and restaurants. The New Inn gastropub has great food and you can enjoy a pint of 'Harveys Best' in front of a roaring open fire. The local’s favourite eateries include Village Pizza Kitchen, Hop Tub Taproom/microbrewery, Nurpur Indian, Morleys Bistro and the Fig Tree (fine dining). For a flat white you can head to Fuel or No.7 Coffee shops. Hampers Delicatessen is superb and has freshly baked artisan breads from Fellows Bakery in nearby Ardingly.

For commuters, Hurstpierpoint is conveniently located for Hassocks Station which sits on the mainline and offers fast, regular services to London (Victoria/London Bridge in approx 54 mins), Brighton (9 mins) and Gatwick International Airport (20 mins). When it comes to schooling, the village is home to the well-regarded St Lawrence CofE Primary School. In the private sector, Hurst College enjoys an excellent reputation. For secondary state education, most children attend Downlands in nearby Hassocks. By car, you can easily access the A23(M).

For hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and South Downs National Park is within easy walking distance.

The Specifics

Tenure: Freehold
Title Number: WSX51808
Local Authority: Mid Sussex District Council
Council Tax Band: E
Services: Gas fired central heating, mains drainage, mains water & electricity
Plot Size: 0.11 acres
Available Broadband Speed: Ultrafast

We believe this information to be correct and it has been provided in good faith. However we cannot guarantee its accuracy and recommend intending purchasers check the details personally to satisfy themselves before exchange of contracts.

NB - Anti Money Laundering Obligations.

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'Iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

