



219 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RT

Guide Price £450,000 Freehold

PSPhomes

Let's Get Social
 @psphomes /psphomes www.psphomes.co.uk

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. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

PSPhomes

@psphomes
 /psphomes
 www.psphomes.co.uk

219 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RT

What we like...

- * Character home with fabulous in west facing garden.
- * Brilliant village with thriving community, great school and bustling High Street.
- * Huge scope to extend, if required.
- * Easy access out to A23 and to Hassocks mainline station.
- * No chain means a swift move is possible.

Welcome Home...

If you're looking for a character home with a glorious garden and huge scope to extend in sought-after Hurstpierpoint then this fabulous 1920s semi-detached home could be just the one you've been waiting for.

The home is offered for sale in excellent order having been recently redecorated to create a fresh, inviting feel. To the front is the sitting room with eye-catching "William Morris" wallpaper and a central fireplace which provides a natural focal point. The original panelled internal doors add a nod of character and pay homage to the home's origins.

The spacious kitchen has plenty of prep and storage space as well as room for a dining table. A door opens to the garden.

There is also a really handy ground floor shower room, which is incredibly handy on those busy weekday mornings!

On the first floor there are three bedrooms and the family bathroom. Each bedroom is a good size but the main bedroom is particularly impressive and extends across the front of the house.

The home is fully double glazed, has gas fired central heating and access to an Ultrafast fibre broadband connection. There is also no chain meaning a swift move is possible.

Stepping Outside

To the rear is a glorious west facing garden which extends to around 90ft in depth. The westerly aspect means it is bathed in afternoon/evening sunshine and there is a long expanse of level lawn with a plethora of pretty flowers, plants and shrubs. There is a handy garden shed, summerhouse and green house too, whilst the paved terrace is the perfect spot for some al-fresco dining. In total, the plot is 0.09 acres.

Gated side access leads back to the front where there is driveway parking for a couple of cars side-by-side.

Scope/Potential

There is, in our opinion, huge scope to extend the house to the rear, possibly two storeys. Any work is, of course, STPP.



Hurst Life....

219 Cuckfield Road is ideally located just 10-12 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 hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and Sussex Countryside is right on your doorstep.

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).

The Specifics

Title Number: WSX31398

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Services: Gas fired central heating, mains drainage, mains water & electricity

Available Broadband Speed: Ultrafast

Plot Size: 0.09 acres

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

