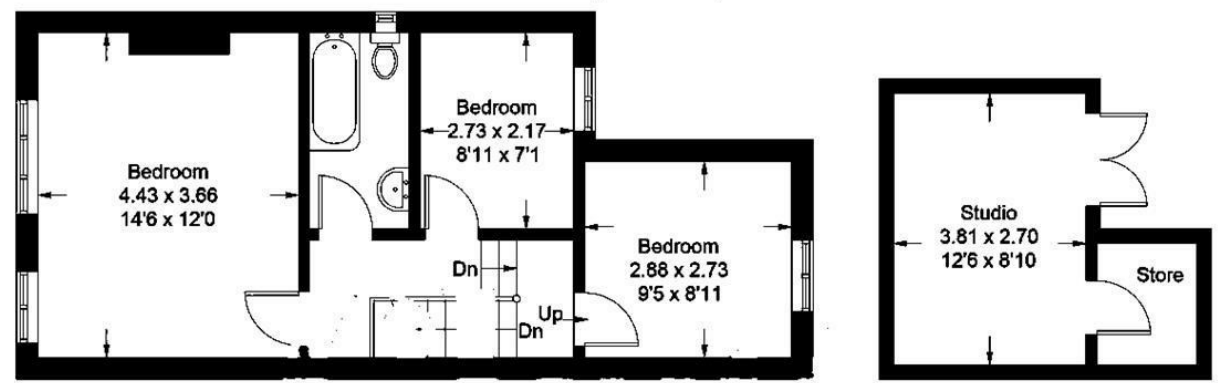


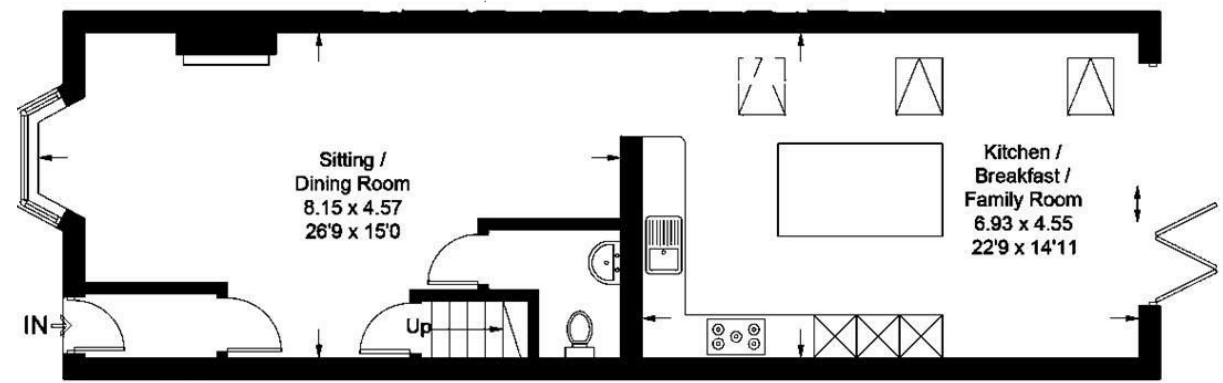
**Cuckfield Road, Hurstpierpoint BN6 9RT**

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft  
Outbuilding = 12.9 sq m / 139 sq ft  
Total = 124.0 sq m / 1335 sq ft



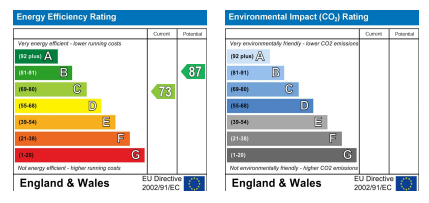
**First Floor**

(Not Shown In Actual Location / Orientation)



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



**193 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RT**

**Guide Price £650,000 Freehold**

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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.  
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.

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

Guide Price £650,000 - £700,000

What we like...

- \* Victorian home with oodles of retained period character.
- \* Stunning open plan kitchen with modern finish, central island and bi-fold doors to garden.
- \* Spacious sitting/dining room with bay window & fireplace
- \* Sunny west facing garden with plenty of afternoon/evening sunshine.
- \* 10-12 mins walk to village High Street and St Lawrence Primary School.

Guide Price £650,000 - £700,000

Welcome Home

If you're looking for charming period home that offers brilliant entertaining space, a wealth of retained character and a quintessential village lifestyle then this fabulous Victorian semi-detached home on Cuckfield Road could be the one you've been waiting for.

This attractive bay fronted home blends period character with stylish contemporary finishes. The house has been clearly loved and improved by the current owners, resulting in interiors that feel both elegant and welcoming.

The ground floor works especially well. At the front, the sitting/dining room is a gorgeous open plan space with stripped wooden floors, a large bay window, tasteful décor and a fireplace that gives the room real warmth and personality. It is a room with plenty of flexibility, offering space to relax, dine, work from home or entertain.

To the rear, the open plan kitchen extension (2018/19) is undoubtedly the heart of the house. Beautifully bright and sociable, it has been designed with day-to-day living in mind and is a fantastic space for gathering with family and friends. The sleek modern kitchen is centred around a large island with breakfast bar seating, while skylights and wide bi-fold doors draw in natural light and blur the line between inside and out. In the warmer months, the whole space opens seamlessly on to the garden, creating an effortless flow for entertaining.

Just off the sitting room is a really handy cloakroom/utility that hides away the noisier appliances and adds some practicality.

On the first floor there are three bedrooms and a stylish family bathroom. The principal bedroom is a generous double and extends across the entire front of the home. The remaining rooms offering flexibility for children, guests or home working. The bathroom has been attractively fitted in a clean, contemporary style with bold contrast tiling and quality fittings.

Step Outside

Stepping outside, the west facing rear garden is a real feature, enjoying afternoon and evening sunshine. A paved terrace sits directly off the house, ideal for outdoor dining and summer drinks, while the lawn provides plenty of space for children to play. At the far end of the garden, the detached studio/summerhouse adds another layer of versatility and would work equally well as a home office, hobby room, gym or garden retreat. To the front, there is private driveway parking.

Overall, this is a home with a lovely balance of period charm, practical family space and beautifully considered interiors. A real gem in Hurstpierpoint.



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 whilst Iris Bakery bakes artisan breads and sourdough.

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

Tenure: Freehold  
Title Number: WSX3411  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Services: Gas fired central heating, mains drainage, mains water & electricity  
Available Broadband Speed: Ultrafast

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

