Ground Floor

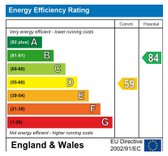
First Floor

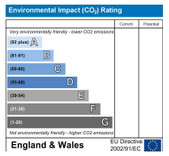
Second Floor

(Not Shown In Actual Location / Orientation)

Camberg House, BN6

Approximate Gross Internal Area = 1828 sq ft / 169.8 sq m
(Including Eaves)
Garage = 141 sq ft / 13.1 sq m
Total = 1969 sq ft / 182.9 sq m





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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.

Camberg House, 110 Cuckfield Road, Hurstpierpoint, BN6 9RZ

Guide Price £625,000 Freehold

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Camberg House, 110 Cuckfield Road, Hurstpierpoint, BN6 9RZ

Guide Price £625,000 - £650,000

What we like...

* Spacious accommodation of over 1,800 sq ft over three floors.

* High ceilings give a real feeling of space, typical of Victorian homes.

* Peaceful tucked away position off Cuckfield Road with southerly garden & garage.

* Four genuine double bedrooms, great for a family.

* Fabulous village with thriving community, great schools and bustling High Street.

Guide Price £625,000 - £650,000

Welcome Home

A rarely available four bedroom character home offering well-balanced accommodation across three floors, extending to approximately 1,828 sq ft, with the added benefit of a south facing garden, garage and off-street parking.

Originally a former school house, the home has been thoughtfully converted and now provides a layout that works particularly well for modern living, with generous room sizes throughout and a natural flow from front to back.

The ground floor is centred around a spacious sitting room (over 20ft), positioned to the rear and enjoying a pleasant outlook over the garden via the bay window and double doors. It's a bright, comfortable space with plenty of room for both seating and entertaining, and connects naturally with the outside during the warmer months.

To the front, the kitchen/breakfast room is a good size and very usable day-to-day, with ample worktop space, a range-style cooker and a full run of wall and base units. There's space for a dining table, making it a sociable room in its own right, while the exposed brickwork adds a bit of character. A cloakroom and useful understairs storage complete the ground floor.

Head Upstairs

Up on the first floor, there are two notably large double bedrooms, both comfortably accommodating full bedroom furniture, alongside the family bathroom. The proportions here are a real strength of the house and feel more generous than you might expect from the exterior.

The top floor continues this theme with two further double bedrooms, including a particularly impressive principal room with built-in storage, far-reaching views and a modern en-suite shower room. This floor works well as a main bedroom suite or guest level.

Step Outside

Outside, the south facing rear garden is a real highlight. There's a paved terrace directly off the house for seating and dining, leading onto a level lawn bordered by mature trees and planting, giving a good sense of privacy. To the rear, there is access to the garage and allocated parking, with an additional space nearer the house.

Overall, this is a home that combines character features with practical, well-proportioned living space, in a layout that suits both families and those looking for flexible working from home options.

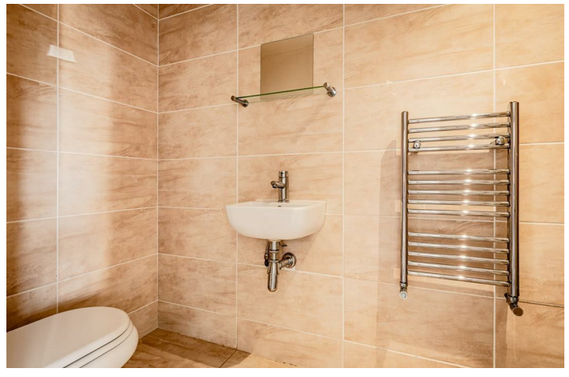
Hurst Life

Camberg House sits just off Cuckfield Road and 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 (a huge favourite amongst the villagers), 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: WSX219049
Local Authority: Mid Sussex District Council
Council Tax Band: F
Services: Gas fired central heating, mains drainage, mains water & electricity
Available Broadband Speed: Superfast

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