



Connells

Pine Cottage Cuckfield Road
Hurstpierpoint Hassocks

Pine Cottage Cuckfield Road Hurstpierpoint Hassocks BN6 9LL

for sale offers in excess of
£1,000,000



Property Description

The property provides spacious and versatile accommodation arranged over two floors. The ground floor features a welcoming entrance hall, a generous dual-aspect living room, a well-proportioned kitchen/dining room ideal for family life and entertaining, together with three bedrooms and bathroom facilities. The first floor offers two further bedrooms and additional cloakroom facilities, creating flexible living arrangements suitable for growing families, multi-generational living or those working from home.

Outside, the property is approached via a private driveway leading to a substantial detached garage with useful first-floor storage, workshop or hobby space. The mature grounds wrap around the property and provide a wonderful sense of privacy, with expansive lawns, established planting and ample space for outdoor entertaining, children to play or potential lifestyle uses, subject to any necessary consents.

Rarely do properties in locations such as this become available. Offering generous accommodation, extensive grounds and an enviable countryside setting, this is a unique opportunity to acquire a charming family home in one of the area's most desirable rural locations.

Early viewing is highly recommended to fully appreciate the setting, space and potential this exceptional home has to offer.

Cuckfield Road. Located between Hurstpierpoint and Goddards Green along a quiet private roadway the property is just a few minutes drive of Hurstpierpoint High Street & A23

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

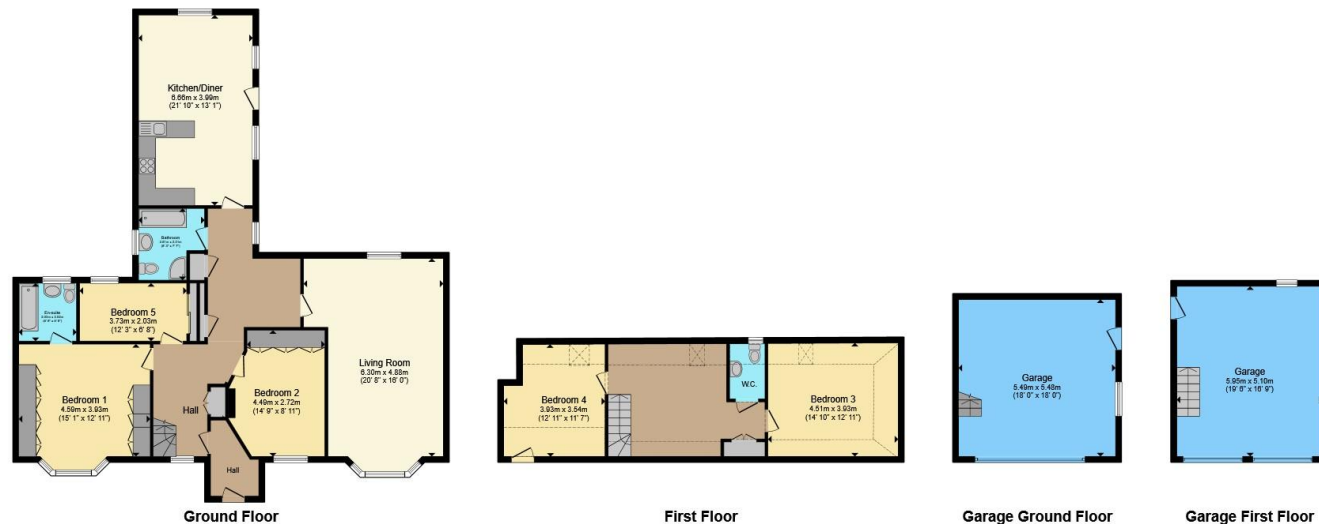
Burgess Hill

Burgess Hill is a thriving West Sussex town with a rich history dating back to the arrival of the railway in the 19th century, which transformed it from a small rural settlement into the vibrant community it is today. The town offers an excellent range of amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities and the popular Martlets Shopping Centre, together with highly regarded primary and secondary schools. Residents also benefit from the highly regarded Triangle Leisure Centre, which provides an extensive range of fitness, swimming and sporting facilities for all ages. For commuters, Burgess Hill benefits from two mainline railway stations, Burgess Hill and Wivelsfield, providing regular services to London, Brighton and Gatwick Airport. The town is also conveniently positioned for access to the A23/M23 motorway network, offering excellent road links to London, the South Coast and beyond, while nearby countryside and recreation areas provide a perfect balance of town and country living.









Total floor area 251.1 m² (2,702 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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57 High Street
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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BGH404703



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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