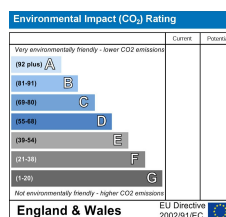
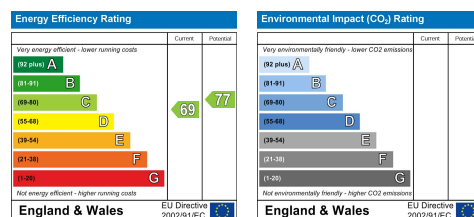




AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.
Plans for illustrative purposes only. Intending purchasers should check measurements personally.



UNDER OFFER



64 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9SB

Guide Price £725,000 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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64 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9SB

Guide Price £725,000 - £750,000

What we like...

- * Extended to the rear to create a stunning kitchen with central island and bi-fold doors.
- * Beautifully landscaped garden with detached garage offering a work from home space.
- * Large utility/cupboard that is great for a busy family.
- * Set well back from the road with lots of parking.
- * Easy walk to St Lawrence Primary and the bustling village High Street.

Guide Price £725,000 - £750,000

Welcome Home

This attractive bay-fronted 1930s semi-detached home on Cuckfield Road has been thoughtfully extended and updated to create a well-balanced family home, combining period charm with modern, sociable living.

The home is set well back from the road, giving a sense of privacy, and enjoys classic kerb appeal with its characterful bay window and part tile hung elevations. A driveway provides parking for multiple vehicles, comfortably accommodating up to six cars.

A porch has been added to the front, offering a practical and much appreciated space for coats and shoes before stepping into the main house.

Inside, the accommodation has been carefully adapted to suit contemporary lifestyles. The front sitting room is a welcoming retreat, centred around a log-burning stove that is perfect for a chilly winter's evening whilst the bay window draws in excellent natural light.

The sitting room opens through into the dining area, which in turn flows to the superb kitchen.

To the rear, the home has been significantly extended to create an impressive kitchen and dining space that now forms the heart of the home. Designed with both everyday living and entertaining in mind, this is a bright and open space with wide bi-fold doors opening directly onto the garden, allowing for an easy flow between inside and out.

The kitchen itself is both stylish and practical, with a range of modern cabinetry, wood worktops and a central island that naturally becomes the social focal point. It is an ideal spot for casual dining, morning coffee or spending time with friends and family while cooking, with the layout offering a great balance between openness and defined areas.

A particularly noteworthy feature is the utility/cloakroom, which was formerly the original kitchen and is now an exceptionally generous space. It offers extensive storage, room for laundry appliances and plenty of work surface, making it perfectly suited to busy family life and keeping the main kitchen uncluttered.

Upstairs, the extension has allowed for an enlarged principal bedroom, creating a more comfortable main room with improved proportions. Two further well-proportioned bedrooms are complemented by a modern family bathroom, finished with contemporary tiling, a bath with shower over and a heated towel rail. There is also a large loft space which is ripe for conversion, with many neighbouring homes having created a fourth bedroom and ensuite, subject to the usual consents.

The home is beautifully decorated, has high performance double glazing, gas fired central heating and access to an Ultrafast fibre broadband connection, perfect for home working or those who like to stream.



An Outside Oasis

Outside, the rear garden enjoys an easterly aspect and extends to around 100ft in depth. A paved terrace sits directly off the house with a timber pergola, ideal for entertaining, while a seating area has been thoughtfully positioned towards the far end of the garden to make the most of the evening sun. The remainder of the garden is more natural and established, with a variety of planting, pathways and a garden shed, offering both interest and a sense of retreat. There is also gated side access and a detached garage which has been partially converted to provide a useful work from home space while still retaining excellent storage.

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: WSX107865
Local Authority: Mid Sussex District Council
Council Tax Band: E
Services: Gas fired central heating, mains drainage, mains water & electricity
Plot Size: 0.12 acres
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.

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.

