



75 Cuckfield Road
HURSTPIERPOINT | WEST SUSSEX | BN6 9RR

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Situation

A well extended 1930's semi detached house with loft conversion on a west facing rear garden and sizable summer house

Hurstpierpoint is a vibrant village with a bustling High Street including a green grocers, deli, butchers, post office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Occupying a sought after residential position, this attractive 1930's home has been extended and enhanced over the years to create a family house arranged across three floors. The ground floor offers an excellent balance of reception space, ideally suited to modern family life. A welcoming dining room sits to the front of the property whilst to the rear a generous sitting room forms the heart of the home centred around a wood burning stove and enjoying direct access to the west facing garden via patio doors. Adjoining this space, the well appointed kitchen is fitted with a range of contemporary units and integrated appliances complemented by a practical utility area providing additional storage and space for further appliances. The first floor hosts three bedrooms served by a modern fitted family bathroom while a further staircase rises to the second floor where the fourth bedroom enjoys a degree of privacy together with useful eaves storage. Outside, the west facing rear garden provides a wonderful setting for both entertaining and relaxation. A substantial pergola covered terrace adjoins the house whilst the remainder of the garden is predominantly laid to lawn and framed by mature hedging and specimen fruit trees. Particularly noteworthy is the inclusion of a large summer house with power and lighting alongside a separate workshop, offering excellent versatility for home working, hobbies or leisure pursuits. To the front, the driveway provides generous off street parking for up to three vehicles.



Overview

Kitchen

- » Wall and base units with inset stainless steel sink and drainer
- » Inset 'Lamona' 4 ring gas hob
- » Integrated 'Lamona' electric oven
- » Integrated 'Lamona' dishwasher
- » integrated fridge and freezer
- » Space for washing machine
- » Space for dishwasher

Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite
- » Wash hand basin with cupboards under

Specification

- » Wall mounted 'Worcester' gas fired boiler located in the kitchen
- » West facing rear garden
- » Large summer house with light and power

External

The property is approached over a driveway with parking for up to three cars along with a lawn to one side. The driveway continues to the side of the property providing further parking and a large timber gate with access to the rear garden. A timber pergola covers a paved terrace that adjoins the rear of the property providing a wonderful spot to relax. The garden extends to the west and is predominately laid to lawn bordered by established hedgerow. Along one side of the garden are two sizable workshops both benefiting from light and power.





Transport Links from 75 Cuckfield Road

Hassocks Train Station	approx. 2.3 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.6 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

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Approximate Gross Internal Area = 114.5 sq m / 1232 sq ft
 Outbuildings = 28.7 sq m / 309 sq ft
 Total = 143.2 sq m / 1541 sq ft

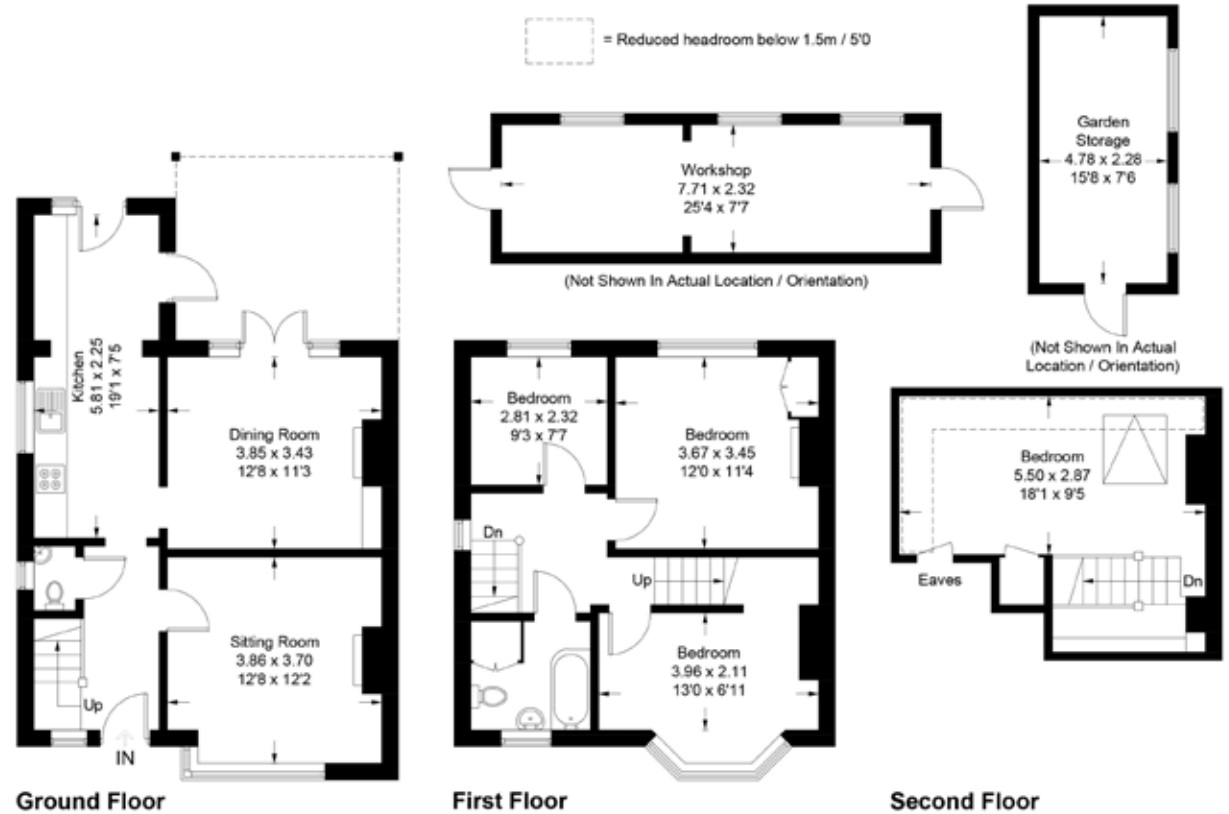


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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