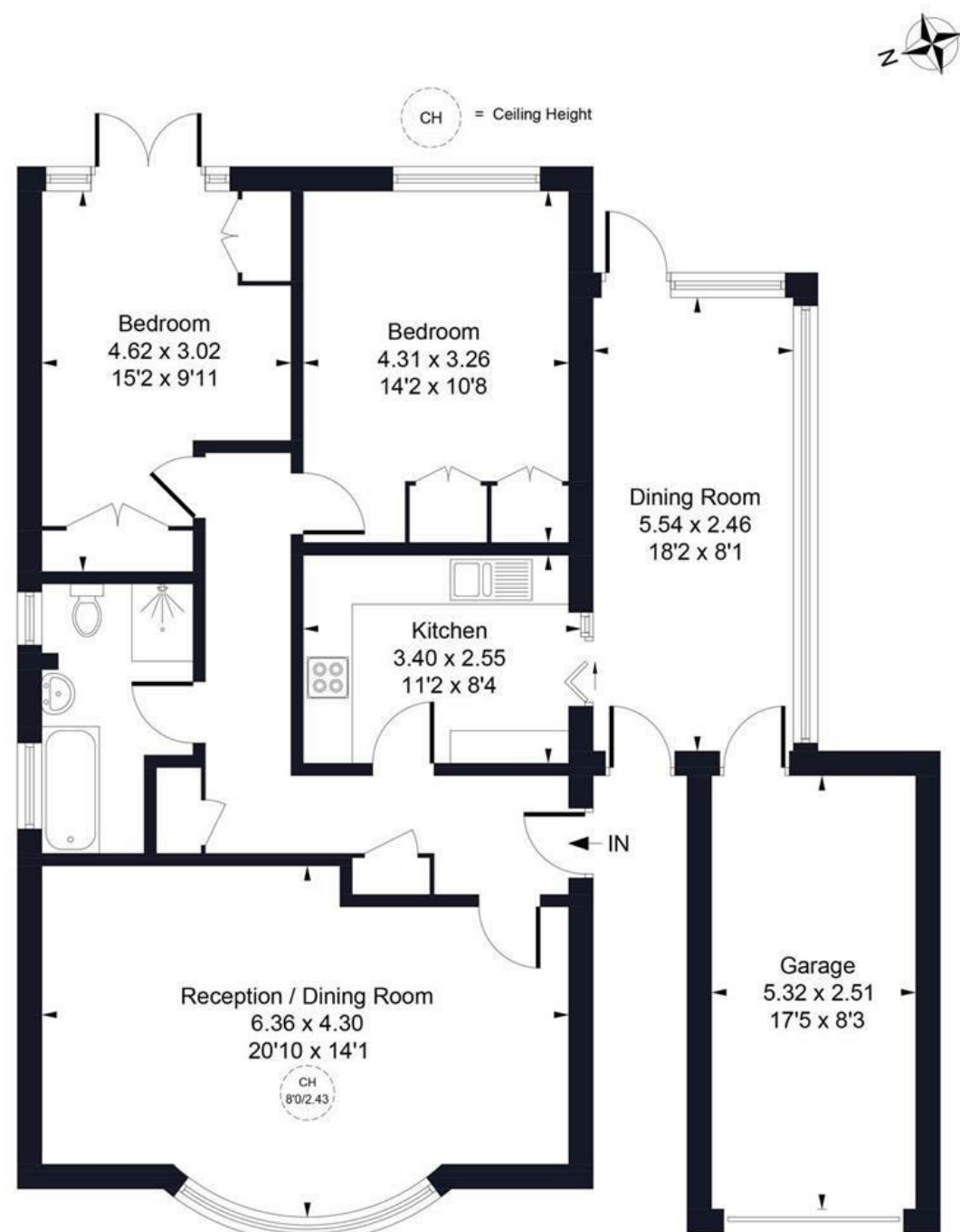
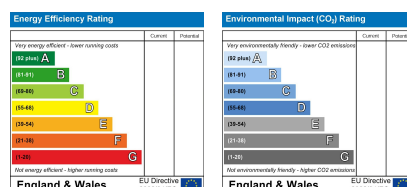




Approximate Gross Internal Area = 108.05 sq m / 1163 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © The Light Room

PSPhomes



126 Cuckfield Road, Hurstpierpoint, BN6 9SD

Guide Price £500,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
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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.

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126 Cuckfield Road, Hurstpierpoint, BN6 9SD

Guide Price £500,000 - £525,000

What we like...

- * Spacious sitting room with a large south-facing window
- * Good-sized garden that wraps around two sides of the property
- * Versatile dining room/family room
- * In good order throughout, making an ideal downsize
- * Just a 10-15-minute walk to Hurstpierpoint High Street

Guide Price: £500,000 - £525,000

Welcome Home

A wonderfully proportioned detached bungalow, set within generous gardens that wrap around the house, offering versatile single-storey living, considerable potential and an enviable position within walking distance of Hurstpierpoint village and the surrounding countryside.

Occupying a generous plot on Cuckfield Road, this attractive two-bedroom bungalow is a home with plenty to offer, both in its current arrangement and in the possibilities it presents for the future. With beautifully established gardens, well-proportioned accommodation and an abundance of natural light, it offers the opportunity to create something rather special in one of Mid Sussex's most desirable villages.

The accommodation is thoughtfully arranged across a single floor, with a spacious sitting room forming the heart of the house. Extending to over 20 feet in length, this is an inviting space, distinguished by a broad, curved bay window that draws in the afternoon light and provides a lovely outlook over the front garden. There is ample room for comfortable seating and a dining area, while a contemporary wall-mounted fireplace provides a focal point.

The kitchen is fitted with a comprehensive range of cabinetry, integrated appliances and generous worktop space. Adjoining the kitchen is a particularly appealing garden room, currently arranged as a dining and informal sitting area. Almost entirely lined with windows along one side, this wonderfully light-filled space enjoys an outlook across the garden, making it an excellent setting for leisurely breakfasts, family meals or simply sitting with a book. A door provides direct access outside, allowing the room to connect naturally with the garden during the warmer months. There is also an entangled door that leads into the garage, making this an easily accessible and very handy storage space.

There are two comfortable double bedrooms, both enjoying pleasant garden outlooks. The principal bedroom is particularly appealing, with French doors opening directly onto the rear garden, offering the rather lovely prospect of stepping outside with a morning coffee. The second bedroom is also generously proportioned and benefits from fitted storage. Both are served by a well-appointed family bathroom, complete with a separate shower enclosure and bathtub.

The home is fully double-glazed and has gas-fired central heating. There is also access to ultrafast fibre broadband.

Step Outside

The gardens are undoubtedly one of the property's greatest assets. Extending around the bungalow, they provide a wonderful sense of space and offer several distinct areas to enjoy throughout the day. To the rear, a broad paved terrace provides ample room for outdoor dining, summer barbecues and entertaining, with the adjoining lawn framed by established trees, mature shrubs and colourful planting. There is a pleasing degree of privacy and greenery, creating a garden that feels both established and inviting.

A particularly interesting feature is the additional garden space extending along the side of the property. Currently used in part for growing vegetables, this substantial area offers considerable flexibility, whether for those with a passion for gardening, the creation of raised beds and a productive kitchen garden, or simply as additional outdoor space for children and pets.

The generous plot also invites consideration of how the bungalow might be adapted or extended in the future, subject to the necessary planning permissions and consents. For buyers looking to create a home tailored to their own requirements, the combination of single-storey accommodation and surrounding garden space presents an exciting opportunity.



To the front, a driveway provides off-road parking and access to a garage, while an established front garden adds to the property's attractive setting.

The Hurst Life

There is something rather special about life in Hurstpierpoint. A quintessential Sussex village, where beautiful historic architecture, independent businesses and a genuinely thriving community come together against the backdrop of the South Downs. It offers that increasingly sought-after balance of countryside living, village charm and everyday convenience, without feeling remotely cut off from the wider world. At the heart of the village is its characterful High Street, home to an eclectic collection of independent shops, boutiques, cafés and places to eat. Mornings might begin with coffee and pastries from Iris Bakery, a visit to Hamper's Deli or a stop at Rhubarb Greengrocers for something fresh and seasonal. The New Inn offers the warmth of a traditional village pub, while Village Pizza Kitchen and The Hop Tub Tap Room bring a more contemporary flavour to the local food and drink scene. Alongside these are welcoming coffee shops, independent retailers and charming little boutiques, giving the High Street a personality that is increasingly difficult to find.

The village has a strong creative and cultural spirit, too. The Players Theatre, an intimate independent theatre in the heart of Hurstpierpoint, is a particularly lovely and unusual feature for a village of this size, hosting local productions and bringing another dimension to its cultural life. Throughout the year, community events, local clubs and village traditions create a genuine sense of belonging. Beyond the High Street, the landscape unfolds into a patchwork of open fields, ancient woodland, winding footpaths and the rolling contours of the South Downs. The South Downs National Park is within easy reach, offering miles of walking, cycling and exploring. Whether it's a morning dog walk across Hurst Meadows, a Sunday ramble through the countryside or a leisurely afternoon in a village pub, the outdoors feels very much part of everyday life.

For families, schooling is another important attraction. St Lawrence Church of England Primary School sits within the village itself, while the well-regarded Downlands Community School in neighbouring Hassocks provides secondary education. In the independent sector, Hurstpierpoint College, is situated just outside the village. And while Hurstpierpoint feels wonderfully removed from the pace of city life, its connections are reassuringly convenient. Hassocks mainline railway station provides direct services to Brighton, London and Gatwick Airport, while the nearby A23 offers straightforward road access north towards the M23 and south to the coast.

The Specifics

Title Number: SX135996

Tenure: Freehold

Local Authority: Mid Sussex

Council Tax Band: D

Garden Orientation: East

We believe this information to be correct and it has been provided in good faith but we cannot guarantee its accuracy. Recommend intending purchasers check the details personally before exchange of contracts.

