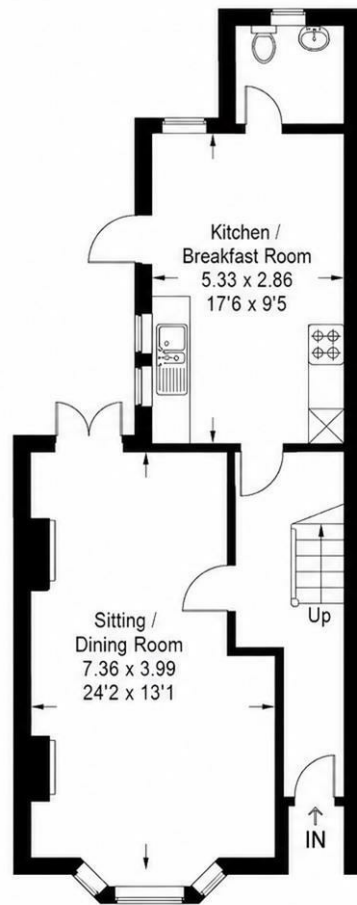
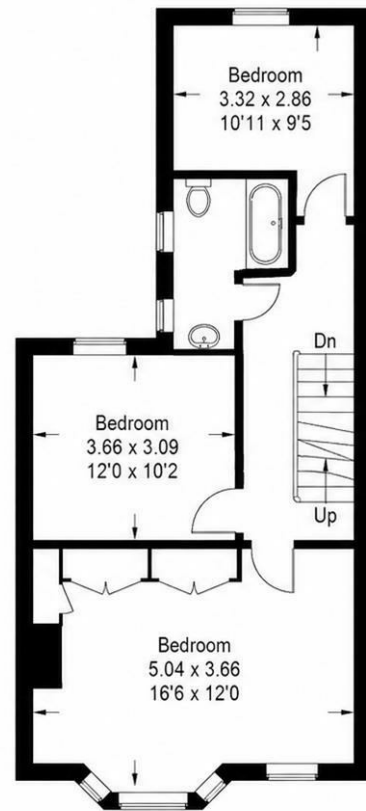


Cuckfield Road, Hurstpierpoint, BN6 9RP

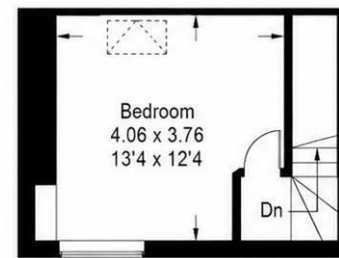
Approximate Gross Internal Area
132.1 sq m / 1422 sq ft



Ground Floor

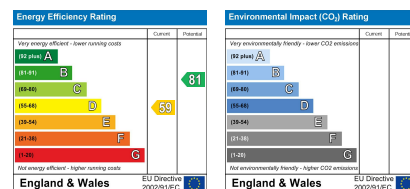


First Floor



Second Floor

Floorplan for identification only. Measurements are approximate and not to scale.
Not to be relied upon for any purpose.



1 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RP

Guide Price £600,000 Freehold

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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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1 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RP

Guide Price £600,000 - £650,000

What we like...

- * Beautiful bay fronted, red brick Victorian end-terrace home.
- * A literal stone's throw from Hurstpierpoint High Street and St Lawrence Primary School.
- * Driveway parking for 2/3 cars - the only house on the terrace with parking.
- * Plenty of period features including high ceilings, bay windows and fireplaces.
- * Sunny west facing garden.

Guide Price £600,000 - £650,000

Welcome Home

Are you looking for a Victorian family home in one of Sussex's most desirable villages? If so, this handsome Edwardian end of terrace on Cuckfield Road could be just the one.

Set back from the road behind a pretty front garden, the house has real kerb appeal with classic red brick elevations, bay windows and plantation shutters giving a smart period feel. Better still, there is driveway parking for two cars to the side — a hugely useful feature in such a central village spot.

Inside, the house offers 1,524 sq ft / 141.6 sq m of well-balanced accommodation arranged over three floors. It has that lovely period feel buyers hope for, with tall ceilings, generous windows, fireplaces and built-in joinery, whilst still being practical for modern family life.

The hallway gives a warm welcome and includes useful understairs storage, ideal for coats, shoes and school bags.

The main sitting/dining room is a fabulous through room measuring over 27ft in length. The front sitting area is bright and inviting with a broad bay window, plantation shutters and a beautiful feature fireplace which has been regularly swept, although not used by the current owners. The room flows naturally through to the dining area at the rear, where French doors open straight onto the garden, perfect for summer entertaining or simply keeping an eye on children or pets outside.

To the rear of the house is the kitchen/breakfast room, a cheerful and sociable space with plenty of room for a family table. The timeless shaker-style cabinetry sits comfortably with the age of the house and there is ample storage and worktop space, together with room/plumbing for the usual appliances.

Large windows and a door onto the garden bring in plenty of natural light, and the layout works really well day-to-day, with direct access outside and a separate utility area beyond. There is also the essential downstairs WC/utility always handy in a busy family home.

Off to bed...

The first floor is arranged over a split-level landing and offers three bedrooms plus the family bathroom. The principal bedroom is a real highlight. Spanning the full width of the house, it is a beautifully proportioned room with a wide bay window, further sash-style window, period fireplace and an impressive wall of fitted wardrobes.

There are two further bedrooms on this floor, both comfortable and versatile. One enjoys a lovely outlook over the rear garden and would make a great child's room, guest room or home office. The family bathroom is smartly presented with a bath and overhead shower, monochrome tiling and heated towel rail.

On the second floor is the fourth bedroom, tucked away at the top of the house. With a Velux window, eaves storage and a peaceful feel, it makes a brilliant teenager's room, guest bedroom or quiet work-from-home space.

Step Outside

The west-facing rear garden is a lovely surprise and feels wonderfully private for such a central location, bathed in afternoon sunshine as a result of the westerly aspect.



Immediately off the house is a paved terrace, ideal for al-fresco dining, morning coffee or evening drinks. Steps rise to a lawn bordered by established planting, shrubs and climbers, giving the garden a relaxed, leafy feel without becoming too high maintenance.

There is gated side access back to the driveway, which is especially useful for bikes, bins, garden equipment and muddy paws.

To the front, the house is set back behind a small garden with pretty roses, with the driveway providing off-road parking for two cars.

The Hurst Life

1 Cuckfield Road is ideally at the top of Cuckfield Road and a literal stone's throw 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 whilst Iris Bakery bakes artisan breads and sourdough.

For hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and Sussex Countryside is right on your doorstep.

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).

The Specifics

Tenure: Freehold
Title Number: WSX2203
Local Authority: Mid Sussex District Council
Council Tax Band: D
Conservation Area: Yes - Hurstpierpoint
Services: Mains gas, electric, water and drainage.
Available Broadband Speed: Ultrafast Fibre
Garden Orientation: West Facing
Parking: Driveway for two cars

We believe this information to be correct but recommend ine

