



18 Cuckfield Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9SA

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Situation

An imposing double fronted Victorian detached house situated in a central village location having been well extended, tastefully refurbished benefiting from beautifully landscaped gardens

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, 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.

This beautiful Victorian double fronted detached house is situated in a prime location in the village close to the local primary school and all the amenities the High Street has to offer. Having been comprehensively extended, remodeled, and refurbished throughout, this period family house still retains and showcases a wealth of period and character features including high ceilings, original fireplaces and recently laid herringbone oak flooring. 2 reception rooms reside either side of the entrance hall including a sizable open plan sitting/dining room and study. The kitchen/breakfast room runs along the back of the property with doors opening out on to the terrace. The kitchen offers a range of integrated appliances sitting within the 'shaker' style units with a modern central island with Quartz worksurface and breakfast bar. There is also the benefit of a family room and a utility room on the ground floor. There is underfloor heating in the kitchen/breakfast room and playroom. Stairs lead to the first floor landing where 3 double bedrooms reside along with a modern family bathroom benefiting from underfloor heating. The principal bedroom suite is of particular note with a sizable walk in dressing room (bedroom 4) with a selection of fitted wardrobe cupboards and an en-suite shower room. The rear landscaped garden benefits from a large terrace adjoining the rear of the property looking over a manicured lawn bordered by well stocked shrub and plant beds. At the rear of the garden is a further terrace area with a wisteria entwined pergola giving an enchanting feel to the garden and adding another great spot for entertaining. A shingle driveway provides parking at the front of the property with an area of lawn.



Kitchen

- » Shaker wall and base units
- » Quartz worksurfaces
- » Space for range cooker
- » Extractor fan over
- » Space for fridge freezer
- » Centre island unit with Quartz worksurfaces, breakfast bar and a selection of drawers and cupboards under
- » Inset 'Butler Style' sink
- » Integrated 'Bosch' dishwasher



Bathrooms

Family Bathroom

- » Panelled bath with traditional style mixer taps and hand shower attachment
- » Low level w.c. suite
- » Inset wash hand basin with marble surround and cupboards under
- » Heated towel radiator
- » Tiled floor with electric underfloor heating



Principal Bedroom En-Suite Shower Room

- » Large walk in fully tiled shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » 2 inset wash hand basins with marble surrounds and a selection of drawers under
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating



Specification

- » Wall mounted 'Valliant' gas fired boiler
- » Underfloor heating in the kitchen/breakfast room, playroom and utility room
- » Electric underfloor heating in the family bathroom and principal en-suite shower room
- » Oak herringbone flooring to the majority of the ground floor
- » Utility room with space and plumbing for a range of appliances
- » A wealth of character and period features including high ceilings, glorious bay windows and original fireplaces.
- » Planning permission to convert the loft space (ref: DM/21/4100)
- » Shingle driveway at the front of the property providing off street parking



External

The property is approached over a shingle driveway with parking for several cars. Side access to the rear garden is via a timber gate to the side of the house. A brick paved terrace adjoins the rear of the property and provides a great space for entertaining with steps down to a central lawn flanked on either side with well stocked shrub and plant beds. Screened behind mature shrub beds at the end of the garden is a further area of paved terrace housing a large wisteria covered pergola. Mature trees line the rear boundary and there is also the benefit of a large timber garden shed.





Transport Links from 18 Cuckfield Road

Hassocks Train Station	approx. 1.9 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.2 miles
Brighton	approx. 8.8 miles
Gatwick Airport	approx. 19.5 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.

Cuckfield Road, Hurstpierpoint, BN6 9SA

Approximate Gross Internal Area = 207.1 sq m / 2229 sq ft

Garden Store = 6.4 sq m / 69 sq ft

Total = 213.5 sq m / 2298 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

A buyer is advised to obtain verification from the solicitor.

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