



## 129 Cuckfield Road, Hurstpierpoint, BN6 9RS

£320,000

A period, two bedroom, two reception room, end of terrace cottage with a South facing rear garden. Offered for sale with early vacant possession and no onward chain. Within a short walk of the vibrant and historic village High Street.



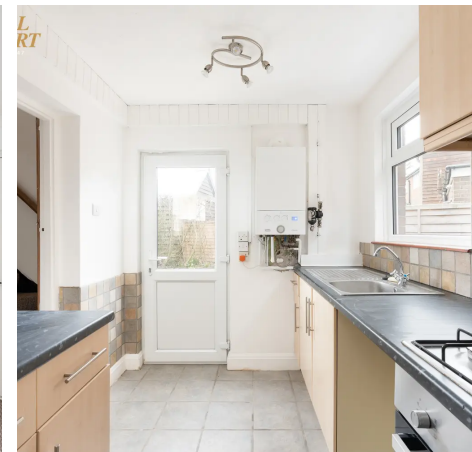
**MANSELL  
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# 129 Cuckfield Road

## Hurstpierpoint

- Victorian end of terrace cottage
- Neutral decoration throughout
- Modern fitted Kitchen
- Two separate reception rooms
- Two bedrooms
- First floor white bathroom
- South facing gardens
- Gas central heating – Upvc double glazing
- Short walk of village facilities, school, shops etc
- Council tax band C – Energy performance rating D

A uPVC part glazed front door opens into the sitting room, with a feature exposed brick open fireplace having cast iron and decorative wooden surround with tiled inserts and hearth, within the chimney recess is a built in storage cupboard, there is a window to the front elevation and a glazed panelled door leads through to the separate dining room. The dining room also has an exposed brick open fireplace, stairs lead up to the first floor and there is a useful understairs storage cupboard, a window over looks the South facing gardens, there is a door to the kitchen and a door into the downstairs cloakroom/wc. The kitchen is double aspect with a window to the rear and a half glazed door opening to the South facing gardens, fitted at both eye and base level with light wood effect units. Integrated Beko oven with space and plumbing beside for a washing machine, there is a further appliance space ideal for an under worktop fridge/freezer. There is a wall mounted modern Ideal Classic gas fired combination boiler.



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## Hurstpierpoint

On the first floor the landing has doors to all rooms and a hatch into the loft space. Bedroom one is a double room with a feature fireplace and a built in cupboard within the chimney recess, there is a window to the front elevation. Bedroom two is a single bedroom with a built in wardrobe cupboard and a window to the rear. The bathroom is fitted with a contemporary white suite and there are built in linen/storage cupboards, the bathroom is fully tiled.

Outside, there is a small area of lawned front garden with bordering picket style fencing and a gate with path to the front door. The main garden area is to the side of the house, South facing and measuring approximately 40' x 20' with lawns, shrub beds, brick laid patio, enclosed by mature hedgerows and panel fencing. To the rear of the house a small courtyard houses a bespoke timber garden shed and a storage cupboard/former outhouse.

The property lies within Cuckfield Road about a 10 minute walk of Hurstpierpoint Village High Street offering most daily needs from its traditional range of shops and stores, various restaurants and public houses. The village also benefits from several churches, a primary school, a library and a health centre. For a more comprehensive range of shops Hassocks, Burgess Hill and Haywards Heath are all within easy reach and Brighton is about 11 miles to the south. The nearest mainline railway station is at Hassocks which is about two and a half miles to the east where there is also a secondary school. Haywards Heath mainline railway station is about six and a half miles (Victoria and London Bridge both approximately 47 minutes). The A23/M23 gives fast access to London, Gatwick Airport and the south coast which is within easy reach.





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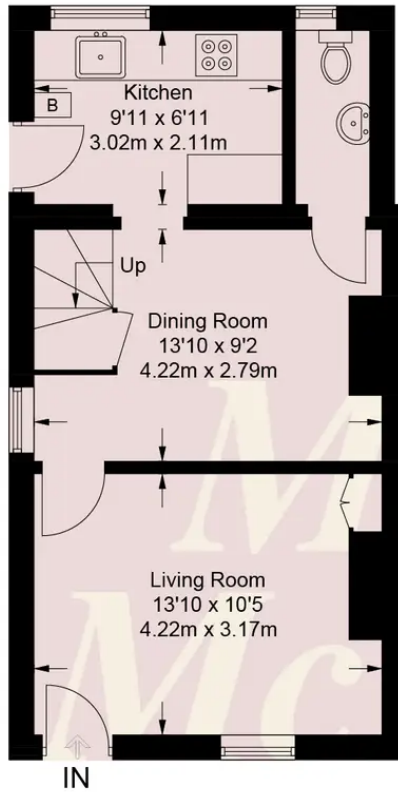


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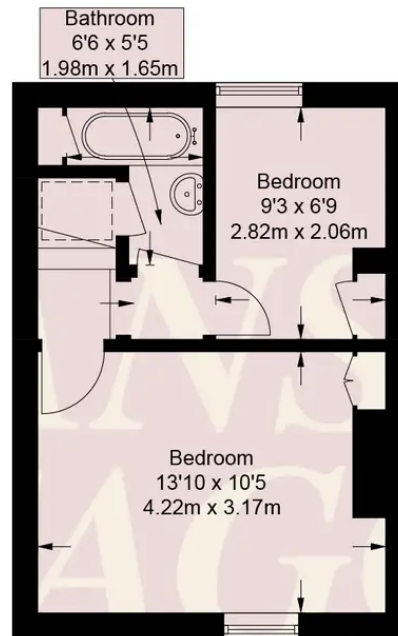
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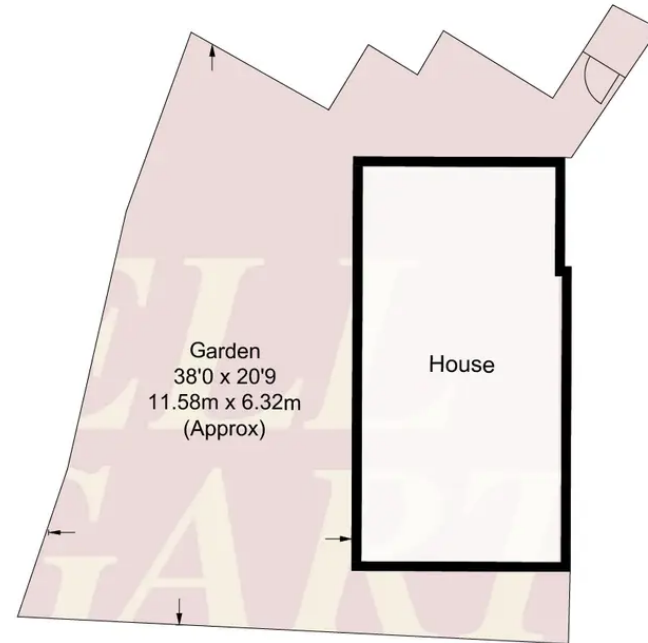
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**Ground Floor**  
383 sq ft / 35.6 sq m



**First Floor**  
275 sq ft / 25.6 sq m



**Site Plan**

Approximate Gross Internal Area = 651 sq ft / 60.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 7 sq ft / 0.7 sq m  
 Total = 658 sq ft / 61.2 sq m  
 Including Limited Use Area (7 sq ft / 0.7 sq m)

= Reduced head height below 1.5m

Illustration for identification purposes only,  
measurements are approximate, not to scale. © Mansell McTaggart 2023

