



## Kingston House

24 CUCKFIELD ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9SA

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# Situation

A striking and well extended Victorian semi-detached house, arranged over 3 floors conveniently situated close to the centre of the High Street with a landscaped rear garden and detached studio

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.

Situated in a highly convenient location close to the High Street and village primary school, this sizable Victorian semi-detached property has an abundance of accommodation arranged over 3 floors. Blending period features of its era with a modern extension, the house retains all the charm from when it was originally built with the practicalities suited to the more contemporary lifestyle. There are 2 reception rooms on the ground floor including a large well proportioned sitting room with high ceilings and flooded with light from the bay window. A more recent addition is the kitchen/breakfast room stationed at the rear of the property styled in a contrasting contemporary fashion with a fair faced brick wall, modern kitchen units, centre island and bi-fold doors out onto the rear garden. There are 2 double bedrooms on the first floor along with 2 bathrooms, one of which benefits from an updated modern fitted suite. Stairs from the landing rise to the second floor where 2 further bedrooms reside. The rear garden is landscaped and comprises a paved patio adjoining the full width of the rear of the property leading to an area of lawn, whilst modern and well stocked raised sleeper beds soften the boundaries. A well insulated studio lies at the end of the garden with light and power providing a space for a multiple uses including home working. A shingle driveway at the front of the property provides off street parking for 2 cars.



# Kitchen

- » Shaker style wall and base units
- » 'Corian' worksurfaces with inset sink
- » Space for range cooker
- » Integrated 'Bosch' dishwasher
- » Integrated fridge freezer
- » Space for washing machine
- » Space for fridge and freezer



# Bathrooms

There is the benefit of 2 bathrooms benefiting from fully fitted white suites comprising a freestanding roll top bath with central mounted taps and hand shower attachment. Paneled bath with wall mounted shower, low level w.c. suites, pedestal wash hand basins and heated ladder style towel radiators.



# Specification

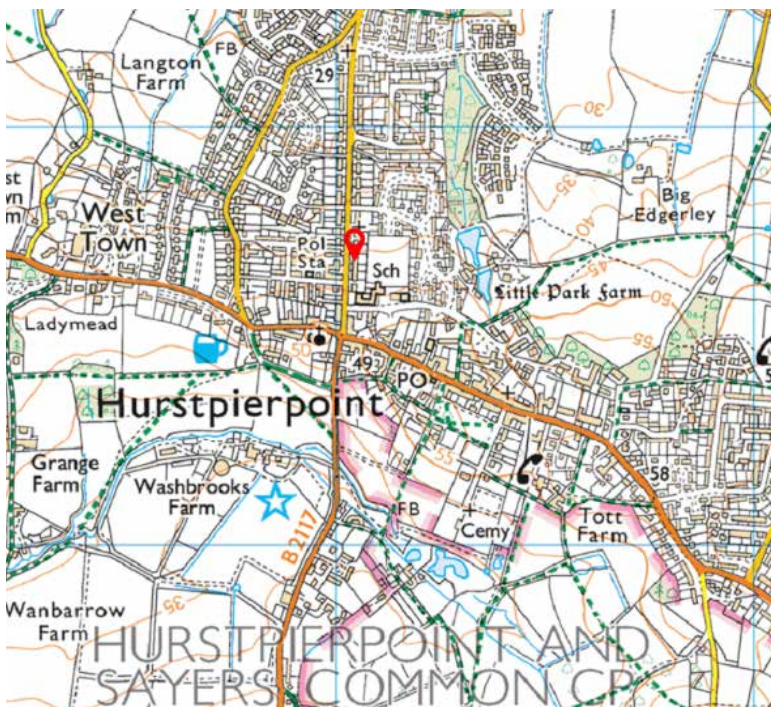
- » Wall mounted 'Glowworm' gas fired boiler located in the kitchen
- » Contemporary kitchen/family room extension with underfloor heating throughout
- » Insulated and well insulated studio located in the rear garden with light and power
- » Utility area in the kitchen with a range of fitted cupboards



# External

The property is approached over a shingle drive providing parking for 2 cars. A paved patio adjoins the side return and rear of the property to an area of lawn flanked on one side by raised well stocked timber sleeper shrub and plant beds. A further patio area resides at the rear of the garden where there is a sizable well insulated timber studio.





## Transport Links

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 = 159.3 sq m / 1715 sq ft

Studio = 13.9 sq m / 150 sq ft

Lean To = 11.3 sq m / 122 sq ft

Total = 184.5 sq m / 1987 sq ft

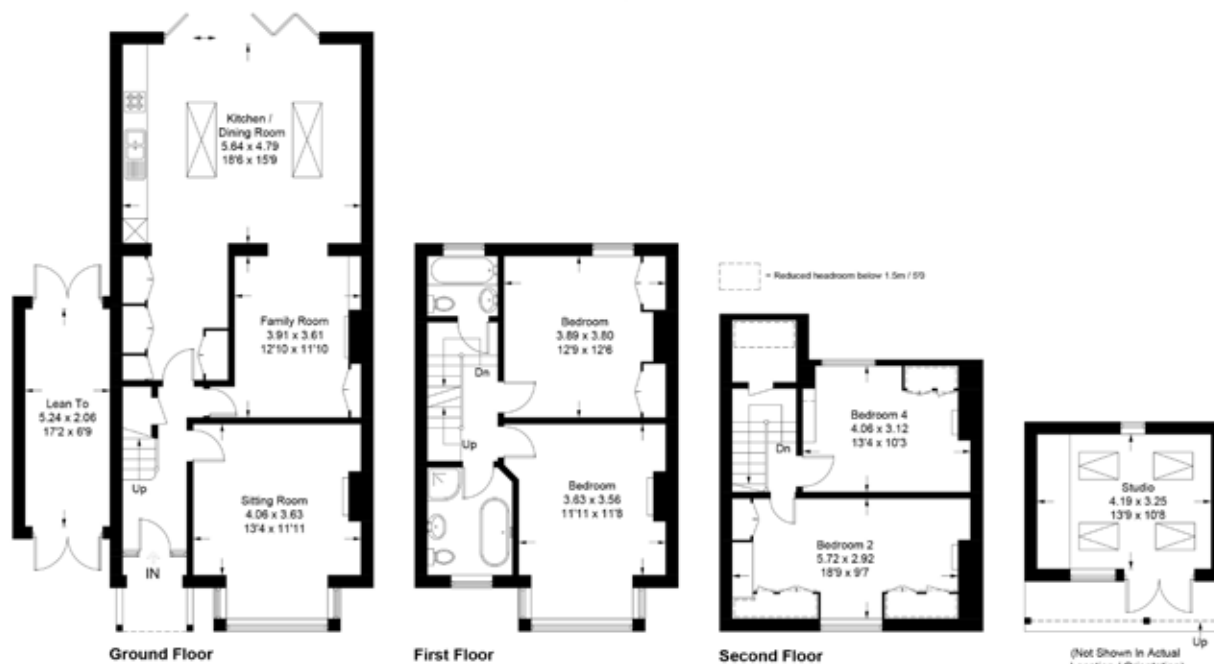


Illustration for identification purposes only, measurements are approximate, not to scale.  
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A buyer is advised to obtain verification from the solicitor.

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