



Kenel Cottage

88 EAST END LANE | DITCHLING | EAST SUSSEX | BN6 8UR

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Situation

A charming and extended semi-detached period house situated along an enviable lane within the village benefiting from a private landscaped south facing garden

Ditchling, nestled within the South Downs National Park, is a historic village playing host to a selection of local shops, cafes, a church, and two public houses including The Bull, an award-winning gastro pub. The larger village of Hassocks is a short drive away, as is the city of Brighton and Hove, both offering mainline train connections to London and a greater array of shops and restaurants. This area of Sussex also benefits from a variety of superb private and state schools for all ages, all within easy reach of the village.

Tucked away in a private location along an enviable lane within the village this period semi-detached house has been extended over the years and offers balanced accommodation over 2 floors. A sizable sitting room leads into the conservatory looking out over the private and wonderfully landscaped rear garden. The kitchen/breakfast room with a range of shaker style units leads through to the useful addition of a utility room. Stairs lead to the first floor where 2 large double bedrooms reside along with a bathroom. The beautiful, landscaped gardens extend to the south and are wonderfully private, bordered by mature hedgerow and established trees. A range of well stocked shrub beds are scattered throughout the garden along with a range of specimen trees. Storage is plentiful with a timber garden shed and studio in either corner of the garden and there is the further benefit of a large summer house with light and power. A driveway with parking for a car resides to the side of the property.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset 4 ring 'Neff' gas hob
- » Extractor fan
- » Inset stainless steel sink and drainer
- » Space for dishwasher

Bathroom

- » Panelled bath with hand shower attachment
- » Wall mounted shower
- » Pedestal wash hand basin
- » Low level w.c. suite
- » Heated ladder style towel radiator
- » Tiled floor

Specification

- » Floor mounted gas fired 'Potterton' boiler located in the utility area
- » Off street parking
- » Private south facing rear garden

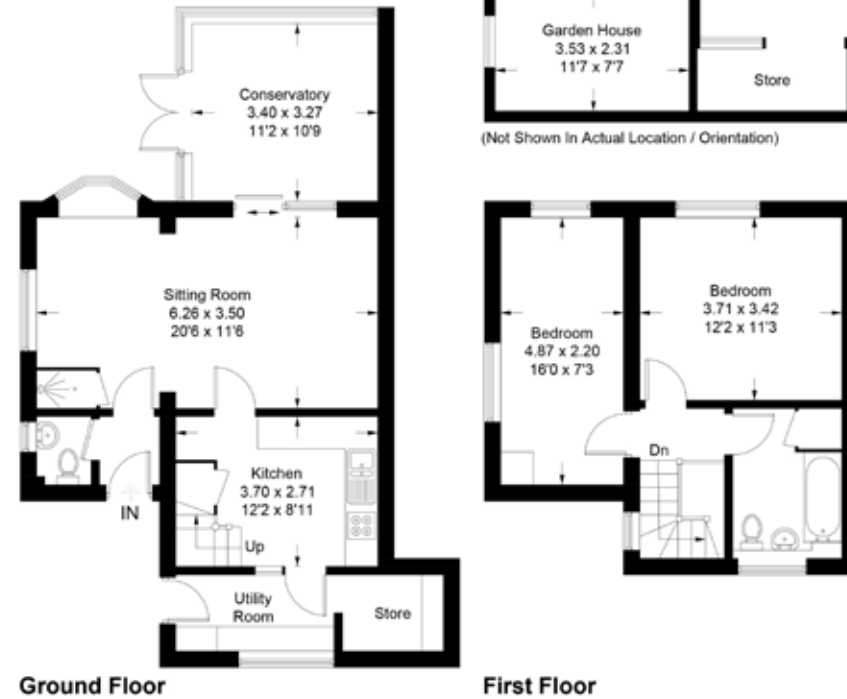
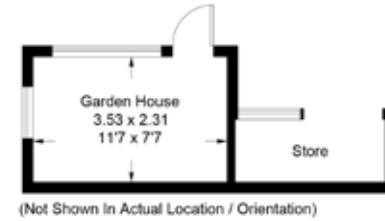
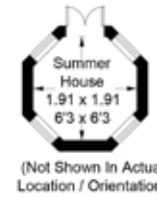
External

The property is approached over a driveway with off street parking. A paved patio adjoins the rear of the property leading to an expanse of lawn bordered by mature shrubs and trees. The lawn is scattered with smaller specimen fruit trees and there is the benefit of a summer house and timber garden shed in either corner. A large timber summer house resides to the side of the property with an attached store benefitting from light and power.



East End Lane, Ditchling, BN6 8UR

Approximate Gross Internal Area = 91.9 sq m / 989 sq ft
 Outbuilding = 14.5 sq m / 156 sq ft
 Total = 106.4 sq m / 1145 sq ft



Transport Links

Hassoks Train Station	approx. 1.4 miles
Haywards Heath Train Station	approx. 6.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 33 miles
Brighton	approx. 9.4 miles
Gatwick Airport	approx. 26 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.

A buyer is advised to obtain verification from the solicitor.
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