



Two Ways

6 THE TWITTEN | DITCHLING | EAST SUSSEX | BN6 8UJ

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Situation

A well extended, semi detached Victorian property within minutes walk of the High Street and with the benefit of private gardens, a detached studio and beautiful views of the South Downs

Ditchling, with its beautiful views of the South Downs, is a historic village playing host to a selection of local shops, cafés, a church, and two public houses including The Bull, an award-winning gastro pub. The larger village of Hassocks, with its mainline train station, is a short drive away and provides regular rail services to London and a more comprehensive array of shops. The local area benefits from a range of revered state and private schools for all ages.

With origins dating back to 1896 this wonderful Victorian property boasts well-appointed rooms with the addition of a versatile private studio within the gardens. Bearing all the hallmarks of its era including cast iron fireplaces and high ceilings the property has been extended with accommodation arranged over 3 floors. There are 2 reception rooms on the ground floor with the sitting room, flooded with light from the large bay window residing at the front. The kitchen/ breakfast room is at the rear of the property with a central island unit, fitted appliances and a useful utility room and cloakroom/W.C. On the first floor there are 2 bedrooms and a family bathroom benefiting from both a free-standing bath and separate shower. Stairs from the landing rise to a shower room and bedroom 3 on the second floor. It should be noted that the south facing bedrooms boast glorious views of the South Downs. The private, walled gardens extend to 3 sides of the property and are predominantly laid to lawn with a range of English cottage garden planting, including well stocked beds, borders and hedgerow. A timber studio with light and power resides at the end of the front garden and provides a space with a multitude of uses.



Kitchen

- » Shaker style wall and base units
- » Oak block worksurfaces
- » Space for range cooker with extractor over
- » Space for dishwasher
- » Centre island unit with breakfast bar
- » Inset 'Butler Style' sink
- » Brick block floor



Bathrooms

Family Bathroom

- » Free standing bath
- » Corner shower cubicle with wall mounted shower and glazed screen
- » Low level w.c. suite with concealed cistern
- » Free standing wash hand basin with a selection of cupboards under
- » Heated towel radiator



Shower Room

- » Fully tiled walk in shower with wall mounted shower and glazed screen
- » Low level w.c. suite with electric bidet washing feature
- » Traditional style pedestal wash hand basin
- » Tiled floor with electric underfloor heating



Specification

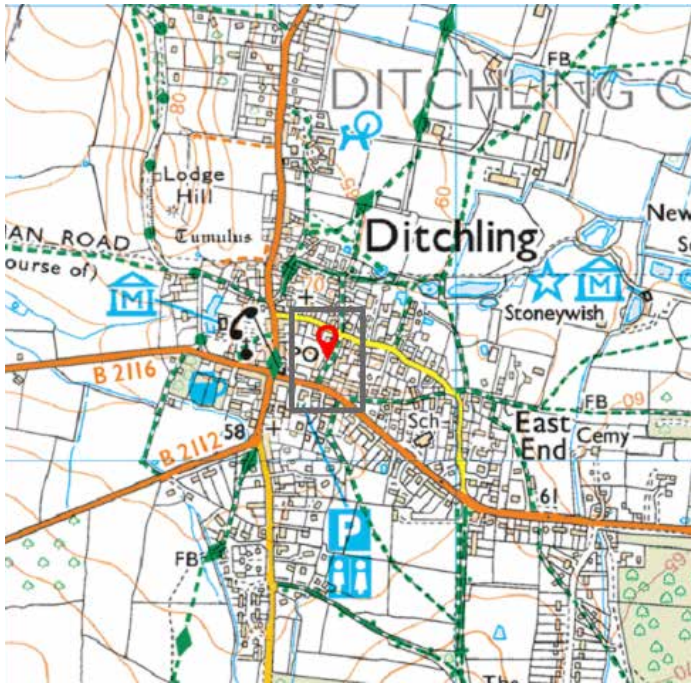
- » Wall mounted 'Worcester' gas fired boiler located in the utility room
- » Utility room with space for a range of appliances
- » Detached timber studio with light and power
- » Stunning views of the South Downs



External

The property is approached over a stone and chipped slate pathway leading to the front and rear doors. The garden runs front to back along one side of the property and is predominantly laid to lawn bordered by hedgerow and a brick boundary wall. Within the garden is a range of well stocked shrub and plant beds with mature shrubs. A sizable timber studio with light and power resides at one end of garden along with a timber workshop.





The Twitten, Ditchling, BN6 8UJ

Approximate Gross Internal Area = 149.9 sq m / 1613 sq ft
 Garden Studio / Workshop = 18.6 sq m / 200 sq ft
 Total = 168.5 sq m / 1813 sq ft



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

Transport Links

Hassocks Train Station	approx. 1.6 miles
Haywards Heath Train Station	approx. 6.9 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 25 miles

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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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