



Three Beams

LODGE HILL LANE | DITCHLING | EAST SUSSEX | BN6 8SP

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Situation

A sizable and unique, character filled property having been significantly updated and extended, situated in a highly enviable location with a beautiful landscaped and private rear 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 which include 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 as well as 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, within easy reach of the village.

Having been extended, re-configured and significantly updated over the years, 'Three Beams' is a unique period property situated in a quiet and enviable location within the village. There is a wealth of period and character features throughout with oak flooring to the majority of the ground floor along with vaulted ceilings in the family room and guest suite. Accessed via the reception hall, the large sitting room sits centrally within the property with bi-fold doors opening out onto the rear decked terrace and views over the landscaped gardens. A modern style burner sits proudly in front of a focal fair faced wall. The kitchen with a range of modern units and electric 'Aga' flows through to the dining and family area boasting a marvellous vaulted ceiling and 2 sets of bi-fold doors, leading out onto the rear decked terrace. 3 ground floor bedrooms reside on one side of the property with a modern fitted family bathroom. An en-suite shower room services the designated guest suite, which also benefits from a vaulted ceiling and patio doors out to the rear garden. A contemporary oak and glass staircase rises to the principal suite on the first floor, flooded with light from the french doors that open out onto a balcony with glass balustrade. The large en-suite bathroom houses a free standing slipper bath and separate shower, there is also an adjoining space acting as a dressing room. The wonderfully landscaped rear garden extends to the west and comprises multiple seating areas including a sizable elevated decked terrace that adjoins the rear of the property. The lawn runs to the end of the garden where there is a summer house currently being used as a games room. Strategic planting softens the garden, injecting colour throughout the seasons and creates a private space to enjoy all year round. An extensive shingle driveway at the front of the property provides ample parking for several cars along with access to the detached garage.



Kitchen

- » Modern hi-gloss wall and base units
- » Inset stainless steel sink and drainer
- » Electric 'Aga'
- » Integrated 'Indesit' dishwasher
- » Space for fridge freezer
- » Tiled floor
- » Tiled splashback



Bathrooms

Family Bathroom

- » Panelled bath with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor with underfloor heating
- » Tiled walls



Principal En-Suite Bathroom

- » Free standing slipper bath with floor mounted taps and hand shower attachment
- » Large walk in fully tiled shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating

Guest Bedroom En-Suite Shower Room

- » Large walk in fully tiled shower cubicle with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite
- » Modern wash hand basin with cupboards under
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating



Specification

- » 'Valliant' gas fired boiler located on the first floor
- » Underfloor heating to the majority of the ground floor
- » A wealth of oak including engineered flooring and contemporary oak and glass staircase
- » Original beams
- » Flexible accommodation with bedrooms over 2 floors
- » Modern wood burning stove in the sitting room
- » Private west facing landscaped rear gardens
- » Seating area in the rear garden with timber games room
- » Detached garage
- » Shingle driveway with parking for several cars



External

The property is approached over a large shingle driveway with parking for several cars and access to the detached garage. A paved path to the front door is flanked by lawn and well stocked shrub and plant beds. A sizable decked terrace adjoins the rear of the property with steps down to an expanse of lawn bordered by a mixture of established trees and hedgerow. A stone path runs the perimeter of the lawn to a further seating area at the rear of the garden with a timber games room which has a multitude of uses.





Lodge Hill Lane, Ditchling, BN6 8SP

Approximate Gross Internal Area = 219.7 sq m / 2365 sq ft

Outbuildings = 30.6 sq m / 329 sq ft

Total = 250.3 sq m / 2694 sq ft

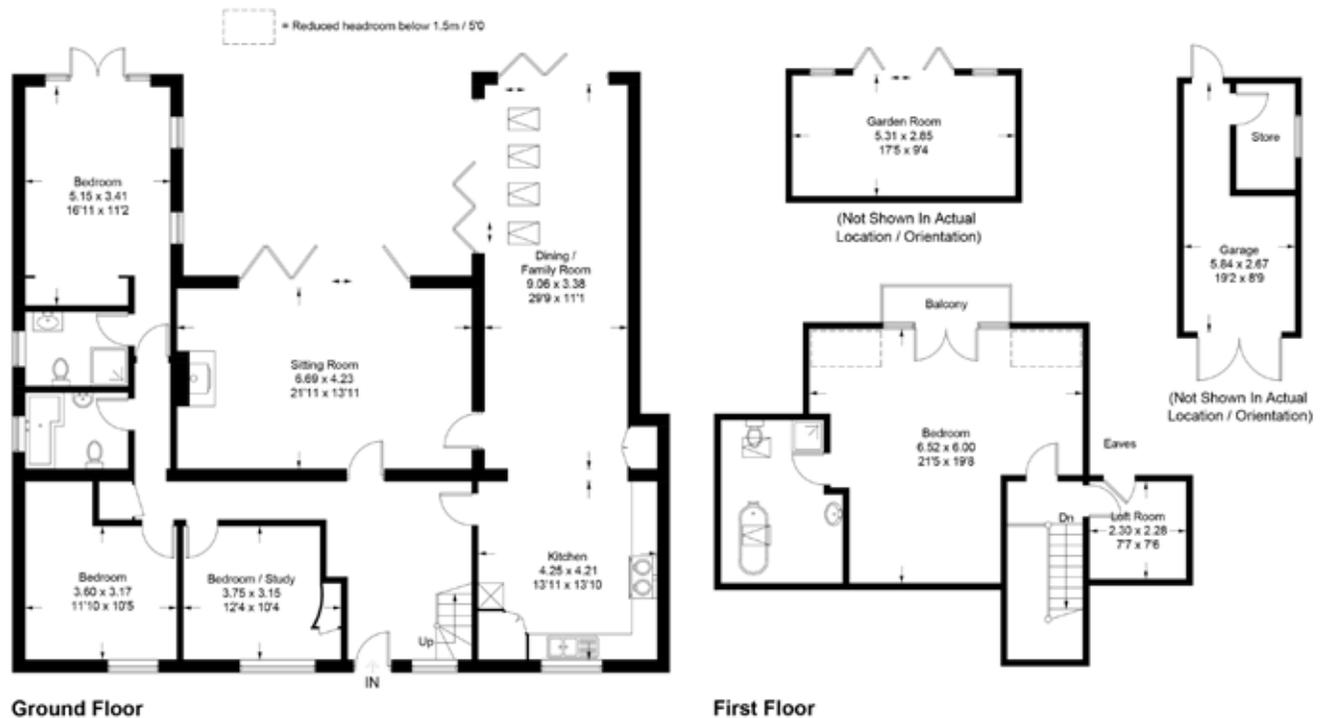


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Transport Links

Hassocks Train Station	approx. 1.3 miles
Haywards Heath Train Station	approx. 6.7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.2 miles
Brighton	approx. 9.2 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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