



## Snowdrop Cottage

38 NORTH END | DITCHLING | EAST SUSSEX | BN6 8TF

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# Situation

A much improved charming and character filled cottage with a private part walled rear garden, situated a short walk from the centre of the village

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.

Situated a short walk from the centre of the village, this quaint cottage has been extended over the years creating a very well presented home full of charm and character features. The ground floor has 2 reception rooms with the sitting room benefiting from a focal fireplace and gas fired stove. The dining room and kitchen are at the rear of the property with bi-fold doors and a stable door opening out onto the landscaped rear gardens. There are 2 double bedrooms on the first floor with the principal bedroom having a cast iron decorative fireplace and fitted wardrobe cupboards in the recesses. The re-fitted bathroom has a modern fresh touch to it and there is the benefit of 2 large cupboards accessed from the landing. The gloriously private rear garden is walled on 2 sides. Predominantly laid to lawn with a paved patio adjoining the rear of the property, the borders are bursting with colourful plants, shrubs and trees typical of a traditional English cottage garden. The front garden is predominantly laid to lawn and accessed via a wrought iron gate.



# Overview

## Kitchen

- » Painted 'Shaker style' wall and base units
- » Inset sink and drainer
- » Space for electric cooker with tiled splashback
- » Space for washing machine
- » Space for slimline dishwasher
- » Space for fridge
- » Tiled floor

## Bathroom

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

## Specification

- » Wall mounted 'Worcester' gas fired boiler located in the kitchen
- » Modern gas fired stove with marble hearth in the sitting room
- » Recently fitted bi-fold doors in the dining room

## External

The property is approached over a pathway flanked on one side by lawn with well stocked shrub and plant borders. Side access to the rear garden is via a timber gate. A paved patio adjoins the rear of the property leading to an area of lawn bordered on all sides with well stocked shrubs, plant beds and trees. The rear garden is walled on 2 sides and has a brick store in one corner.







## Transport Links from Snowdrop Cottage

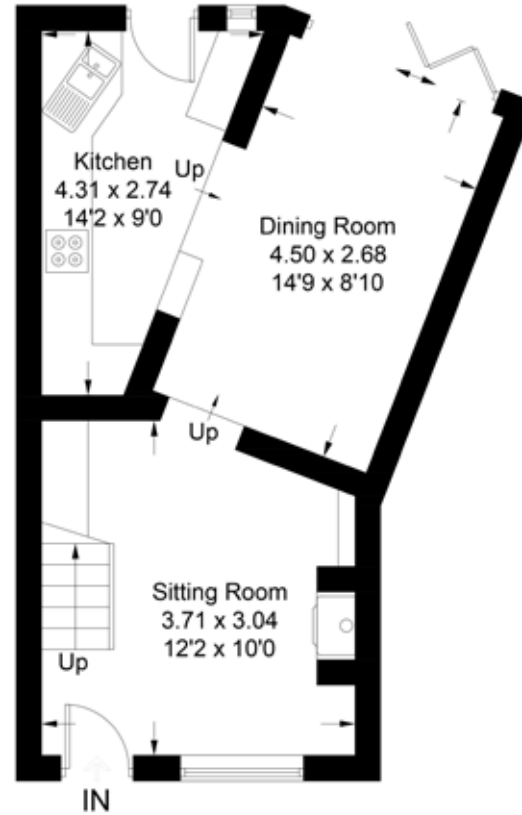
Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 6.4 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 26 miles

Consumer protection from unfair trading regulations 2008

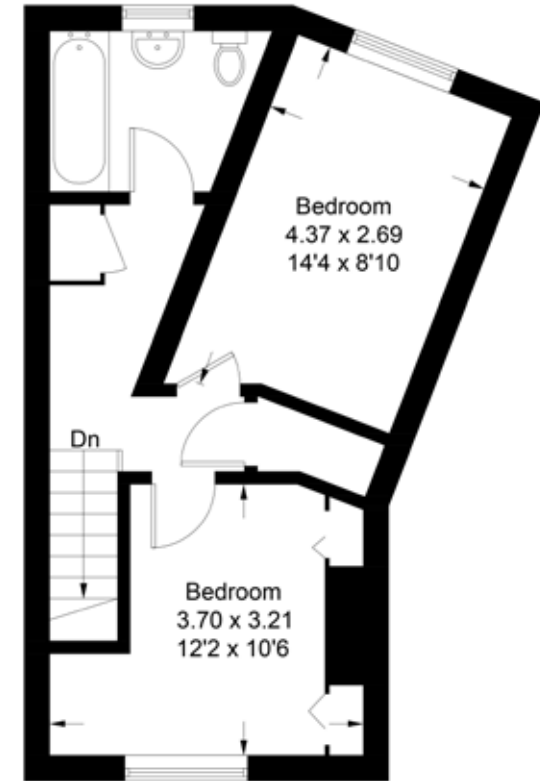
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

## North End, Ditchling, BN6 8TF

Approximate Gross Internal Area = 72.7 sq m / 782 sq ft



**Ground Floor**



**First Floor**

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

Imageplansurveys @ 2024

A buyer is advised to obtain verification from the solicitor.

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