



Wellington Cottage

70 LEWES ROAD | DITCHLING | EAST SUSSEX | BN6 8TY

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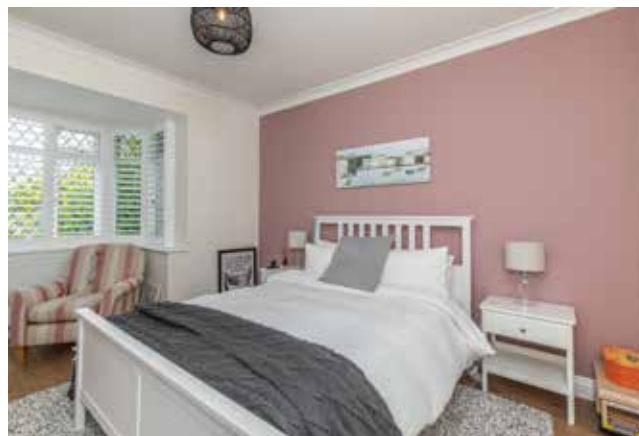


Situation

A very well presented and spacious detached chalet style property, conveniently located within minutes' walk of the centre of the village boasting flexible accommodation, landscaped gardens and detached garage with additional parking

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.

Immaculately presented and having been extended over the years, this detached chalet style family house is deceptively spacious with flexible accommodation over 2 floors. A contemporary oak and glass entrance porch greets you as you enter the property leading through to the large and light sitting room with a focal 'Chesney' wood burning stove and double glazed patio doors out to the rear garden. Doors open out to the kitchen where there is a range of shaker style units and integrated appliances. A large central island unit with oak worksurfaces and a breakfast bar make it a great space for entertaining. There is also a very useful utility room with half glazed door out to the garden. A further reception room currently used as a study resides at the front of the property. Flexibility is provided by bedroom 4 serviced by a modern bathroom with free standing bath. Stairs lead to the first floor where 3 bedrooms reside including the large principle bedroom benefiting from an en-suite shower room and beautiful views of the South Downs. The rear garden is wonderfully landscaped comprising areas of patio with a timber pergola and a manicured lawn with a range of well stocked raised timber beds and borders. The recently laid driveway at the front of the property provides ample off street parking for several cars. A detached garage with an additional driveway is accessed from the garden via a double glazed personal door, providing access to Nye Lane and the bridal way with footpaths to the South Downs.



Kitchen

- » Shaker style wall and base units
- » Stone work surfaces
- » Inset twin sinks
- » Inset 5 ring 'Neff' gas hob with extractor fan over
- » 2 fitted 'Neff' electric ovens
- » Integrated 'Indesit' dishwasher
- » Integrated fridge freezer
- » Centre island unit with solid oak block work surface and breakfast bar with a selection of cupboards and drawers under
- » Fitted wine cooler
- » Double glazed patio doors out on to the rear garden



Bathrooms

Ground Floor Bathroom

- » Free standing bath with floor mounted taps and hand shower attachment
- » Rainfall power shower over bath
- » Low level w.c. suite with concealed cistern
- » Modern free standing wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Fully tiled walls



Principal Bedroom En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with cupboards under
- » Heated ladder style towel radiator
- » Ceramic tiled floor



Specification

- » Engineered oak flooring to the majority of the ground floor
- » Solid oak flooring to hallway and sitting room
- » Oak framed porch
- » Detached garage with additional parking, accessed via Nye Lane
- » Large driveway with further parking for several cars
- » Adaptable accommodation over 2 floors with a ground floor bathroom
- » 'Chesney' wood burning stove located in the sitting room



External

The property is approached over a recently laid block paved driveway with parking for several cars. Side access to the rear garden is via a wrought iron gate where a paved patio adjoins the rear of the property. There is a central lawn bordered by well stocked shrub and plant beds along with a range of raised timber beds. In one corner is a further patio area covered by a timber pergola. A paved path continues to the detached garage with additional parking with vehicular and pedestrian access via Nye Lane.





Lewes Road, Ditchling, BN6 8TY

Approximate Gross Internal Area = 168.1 sq m / 1809 sq ft
 Garage = 19.7 sq m / 212 sq ft
 Total = 187.8 sq m / 2021 sq ft

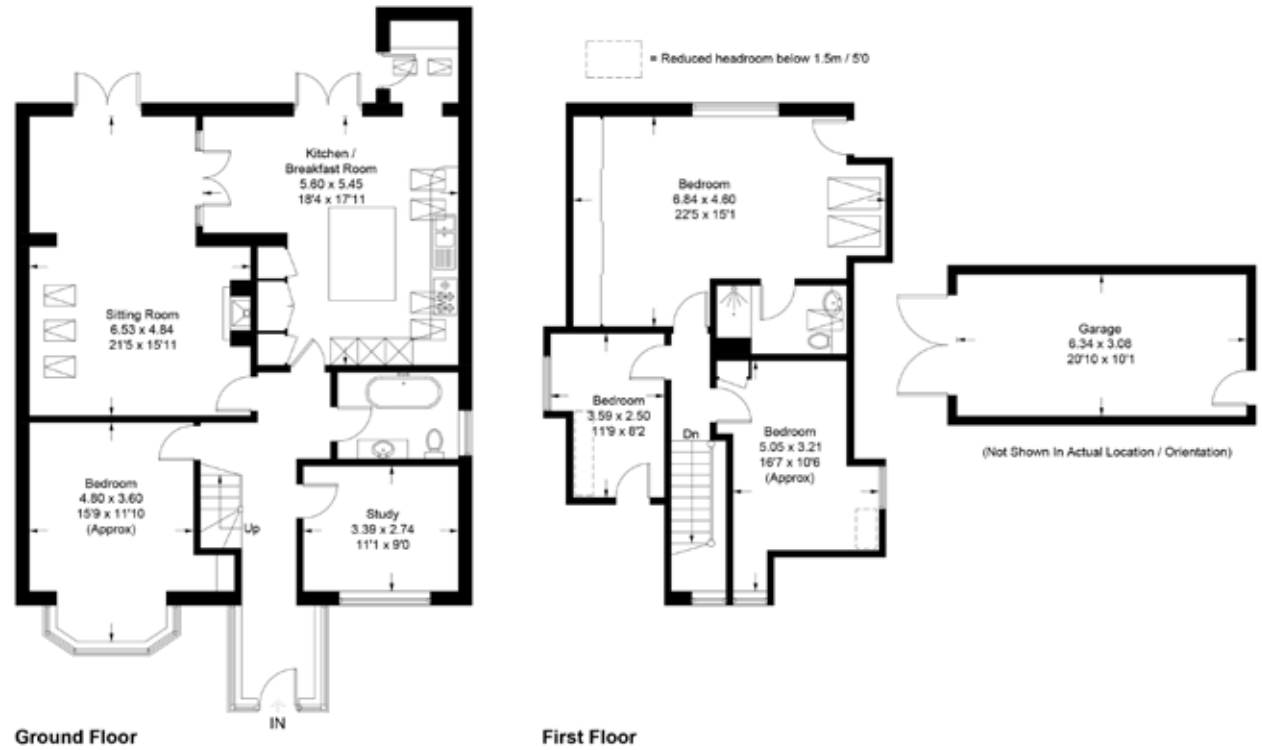


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2023

Transport Links

Hassocks Train Station	approx. 1.6 miles
Haywards Heath Train Station	approx. 6.5 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 25 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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