



8 The Twitten

DITCHLING | EAST SUSSEX | BN6 8UJ

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Situation

A significantly updated and extended period house, arranged over 3 floors occupying a private and central spot within the village and having glorious views of the South Downs

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.

With origins dating back to 1896 this privately positioned semi detached Victorian property is arranged over 3 floors and has been skilfully extended and enlarged blending period features of its era with a modern extension and contemporary fixtures and fittings. There are 2 reception rooms on the ground floor both benefitting from central, open fireplaces and the sitting benefitting from french doors out onto the private gardens. A well thought out and executed extension forms a fantastic kitchen with bi-fold doors, cleverly incorporating seating areas and bringing the outside in. A central island unit with breakfast bar and range on integrated appliances including an Aga complement the kitchen. 2 wonderfully light double bedrooms reside on the first floor along with a stylish bathroom with sumptuous free standing bath and separate shower. Stairs rise from the first floor where a further bedroom resides with far reaching panoramic views towards the South Downs. The gardens to the property are predominantly to the south and comprise of a terrace, an area of lawn, well stocked shrub and plant borders and established trees. There is the benefit of a detached timber studio that can be used for a multitude of purposes.



Kitchen

- » Shaker style wall and base units
- » Oak block worksurfaces
- » Inset sink
- » Integrated slimline dishwasher
- » Integrated washing machine
- » gas fired Aga
- » Space for fridge freezer



Bathroom

- » Freestanding bath
- » floor mounted taps with hand shower attachment
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under
- » Corner shower cubicle with wall mounted shower and glazed door



Specification

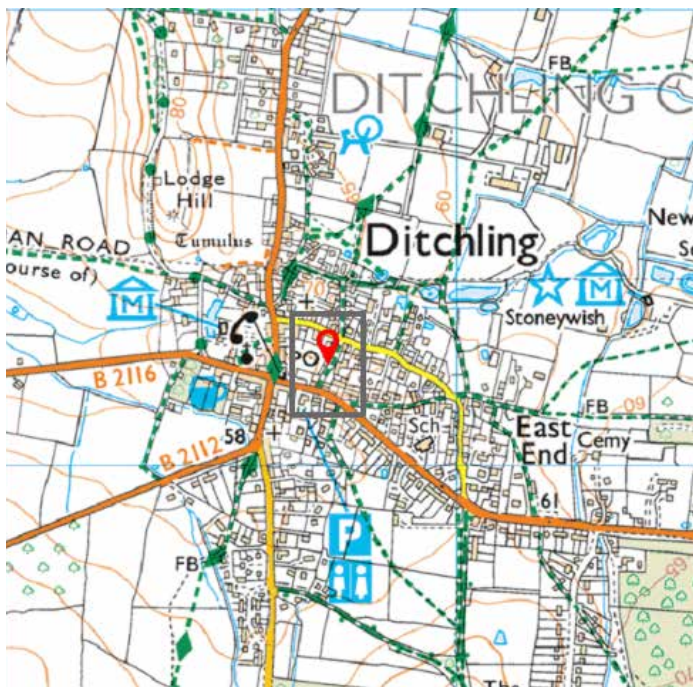
- » Large open plan kitchen/family room
- » Contemporary studio with light and power
- » Private south facing gardens



External

The property is approached via a wrought iron gate over a paved pathway leading to a paved terrace and the front door. The path is flanked either side by lawn and bordered by established hedgerow and trees. A modern timber clad studio benefitting from light and power.





Transport Links

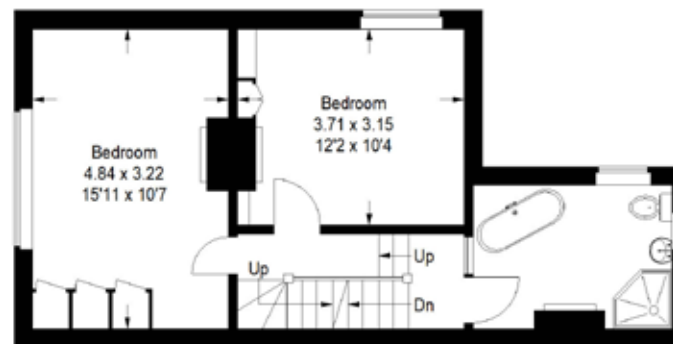
Hassocks Train Station	approx. 1.6 miles
Haywards Heath Train Station	approx. 6.9 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 25 miles

Consumer protection from unfair trading regulations 2008

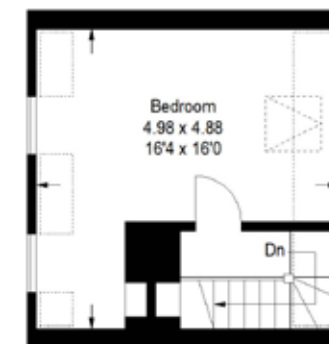
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

The Twitten, Ditchling, BN6 8UJ

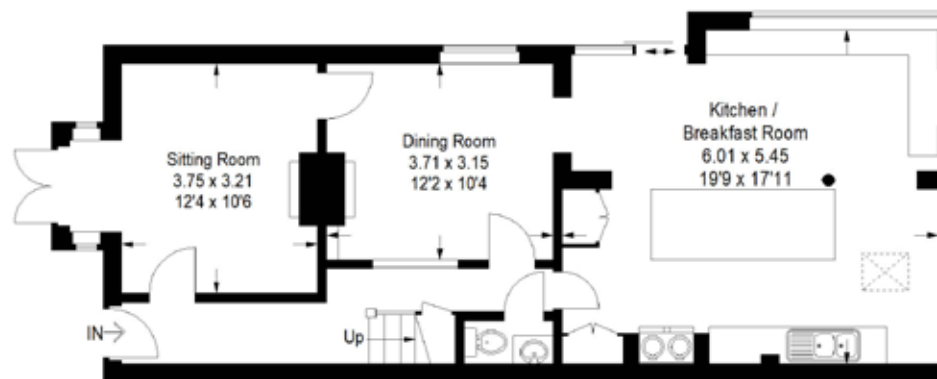
Approximate Gross Internal Area
 136.3 sq m / 1467 sq ft
 Studio = 11.8 sq m / 127 sq ft
 Total = 148.1 sq m / 1594 sq ft



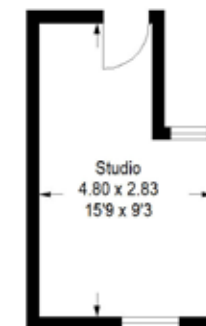
First Floor



Second Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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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