



Weston

UNDERHILL LANE | WESTMESTON | EAST SUSSEX | BN6 8XG

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Situation

A detached house with scope for extension, updating and remodelling situated in a very sought after semi-rural location sitting in a plot of approximately an 0.4 of an acre

The property is set within the village of Westmeston. The neighbouring village of Ditchling, 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.

Set along a country road at the foot of the South Downs, 'Weston' was once the home of famous author and illustrator 'Raymond Briggs' notable for the world-renowned and award-winning children's book and screen adaption 'The Snowman'. With rural surroundings and neighbouring farmland, the book would have arguably been influenced by its glorious position. The house itself has grown over time with a unique layout. Considered to need significant updating and remodelling the house offers an exciting project with a history to match. Two large reception rooms on the ground floor are split by a central fireplace. There is a ground floor bathroom and further additions over the years include a kitchen, garden room and store. Stairs lead to the first floor where a sizeable reception space provides access to two bedrooms, one with gloriously high vaulted ceilings and the other being accessed via a mysterious secret door. The grounds in total amass to approximately 0.4 of an acre with a wonderfully private rear garden extending to the south. A lawn extends from the rear of the property with the remainder of the garden being rewilded with a range of mature trees. There is the benefit of a timber garden room with log burner. The property is approached over a driveway providing off street parking and access to the garage via an electronic roller door.



Overview

Kitchen

- » Base units
- » Inset stainless steel sink and drainer
- » Space for electric cooker

Bathroom

- » Panelled bath
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Fully tiled walls

Specification

- » Total plot size of approximately 0.4 of an acre
- » Electric heating
- » Timber garden room

External

The property is approached over a driveway with parking for a couple of cars and access to the integral garage. The drive is flanked by the front lawn to one side and bordered by hedgerow. Side access to the rear garden is via a timber gate, where a lawn extends from the rear of the house. Mature shrubs and established trees form the second half of the garden with a pathway weaving through. Towards the end of the garden is a timber garden room with log burner.





Transport Links from Westmeston

Hassocks Train Station	approx. 3.1 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 2.6 miles
Brighton	approx. 7.2 miles
Gatwick Airport	approx. 26.4 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.

Underhill Lane, Westmeston, BN6 8XG

Approximate Gross Internal Area = 164.2 sq m / 1767 sq ft
 Garden Room = 11.1 sq m / 119 sq ft
 Total = 175.3 sq m / 1886 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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