



## Mulberry Barn

43A EAST END LANE | DITCHLING | EAST SUSSEX | BN6 8UP

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# Situation

A very well presented attached property boasting highly adaptable accommodation set in a secluded yet central position within the village

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 outstanding state and private schools for all ages.

Set in a private and enviable location 'Mulbury Barn', built in the 1950's, is an attached barn style property with highly versatile accommodation arranged over two floors. A large and light triple aspect sitting room has become the hub of the house and sits to one side of the property. The kitchen/breakfast room benefits from modern units and a range of integrated appliances. Two double bedrooms reside on the ground floor serviced by a family bathroom and separate cloakroom/w.c. Stairs lead to the first floor where a further double bedroom resides. Storage is plentiful within the property with all the bedrooms benefiting from either fitted wardrobe cupboards or eves storage. The gardens are predominantly hard landscaped allowing for the option of extra parking softened and bordered by well stocked shrub and plant beds. A timber gate to the side of the property opens to an area of lawn and there is the benefit of a secluded courtyard accessed via the kitchen.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Oak block worksurfaces and breakfast bar
- » Inset 'AEG' electric hob with extractor fan over
- » Stainless steel sink and drainer
- » Fitted 'Zanussi' slimline dishwasher
- » Fitted 'Neff' oven
- » Fitted fridge freezer



## Bathrooms

- » Panelled bath with wall mounted shower and glazed screen
- » Pedestal wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



## Specification

- » Wall mounted gas fired boiler
- » Off street parking
- » Private gardens and courtyard

## External

The property is approached over a shingle driveway leading to a paved driveway with parking for several cars. A further pergola covered shingle area provides extra parking. Well stocked mature shrub beds border the garden. A timber gate opens to an area of lawn running to the side and rear of the property along with a paved path leading to a paved courtyard also accessed via the kitchen.







## East End Lane, Ditchling, BN6 8UP

Approximate Gross Internal Area = 107.8 sq m / 1160 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

## Transport Links from Mulberry Barn

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.

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