



Bydown

SHIRLEYS | DITCHLING | EAST SUSSEX | BN6 8UD

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Situation

A charming detached bungalow with scope to enlarge set in a private plot along a private lane with the benefit of a detached garage

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.

Sitting centrally within its private gardens 'Bydown' is a charming detached bungalow set along a private road with scope to enlarge (stnc). The large double aspect sitting/dining room runs from front to back and is lovely and light with a bay window and benefits from a focal gas fireplace with a carved timber surround. The kitchen resides at the rear of the property with space for a range of appliances and leads through into the conservatory. There are three bedrooms within the property, with the principal bedroom benefiting from fitted wardrobe cupboards. The property benefits from both a bathroom and a separate cloakroom/w.c. The gardens surround the property and are predominantly laid to lawn with a patio and green house. The gardens are bordered by evergreen hedgerow and a driveway and detached garage lie to the side of the property with a further area of land accessed over a stream.



Overview

Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Space for gas cooker
- » Space for fridge freezer
- » Space for dishwasher
- » Space for washing machine
- » Tiled splash backs



Bathroom

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



Specification

- » Wall mounted 'Potterton' gas fired boiler located in the kitchen
- » Conservatory
- » Detached garage

External

The property is approached over a paved path to the front door flanked on either side by lawn. The driveway at the side of the property provides parking along with access to the detached garage. A paved patio adjoins the rear of the property to a further area of lawn. The gardens are bordered by evergreen hedgerow and there is the benefit of a greenhouse.





Transport Links

Hassocks Train Station	approx. 1.8 miles
Haywards Heath Train Station	approx. 7.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 8.6 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.

Shirleys, Ditchling, BN6 8UD

Approximate Gross Internal Area = 107.0 sq m / 1152 sq ft
 External Store / Garage = 18.4 sq m / 198 sq ft
 Total = 125.4 sq m / 1350 sq ft

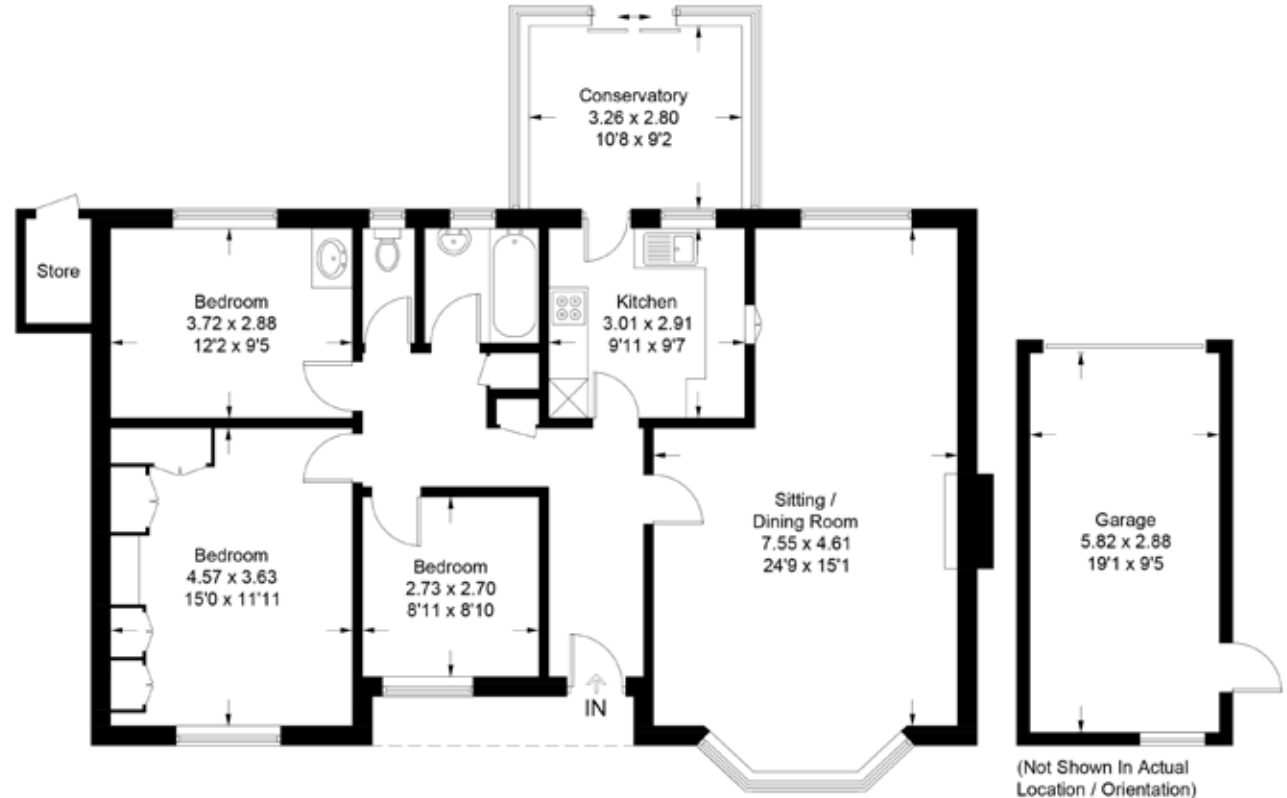


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2024

A buyer is advised to obtain verification from the solicitor.

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