



14 The Dymocks

DITCHLING | EAST SUSSEX | BN6 8SU

Chatt
estates



Situation

An elegant three bedroom period house located close to the centre of Ditchling benefiting from enchanting gardens and off street 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 outstanding state and private schools for all ages.

This well looked after property is situated on a corner plot, down a peaceful backwater, within a central position in the village. The property has been the subject of a programme of extension and improvement over the years and offers the comforts and layout suited to the modern day living. The kitchen and dining hall are open plan with granite worksurfaces and a range of integrated appliances giving a light and airy feel. The spacious bedrooms are spread over two floors with a large bathroom blending old and contemporary styles with a free standing cast-iron roll top bath and separate shower. The delightfully secluded front and back gardens have been beautifully maintained and comprise areas of lawn with an ornamental pond along with patio areas perfect for entertaining. Outside storage is plentiful with a sizable garden shed and there is the benefit of a timber summer house. A shingle driveway at the front of the property provides off street parking for two cars.



Kitchen

- » Shaker style wall and base units including glass fronted display cabinets
- » Granite worksurfaces
- » Inset 'Butler style' sink
- » Space for range cooker
- » 'Neff' extractor fan over
- » Fitted 'Neff' dishwasher
- » Fitted fridge



Bathroom

- » Freestanding cast iron roll top bath with decorative clawed feet and traditional style taps with hand shower attachment
- » Large fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Inset sink with marble surround and cupboards under
- » Tongue and groove panelling
- » Tiled floor



Specification

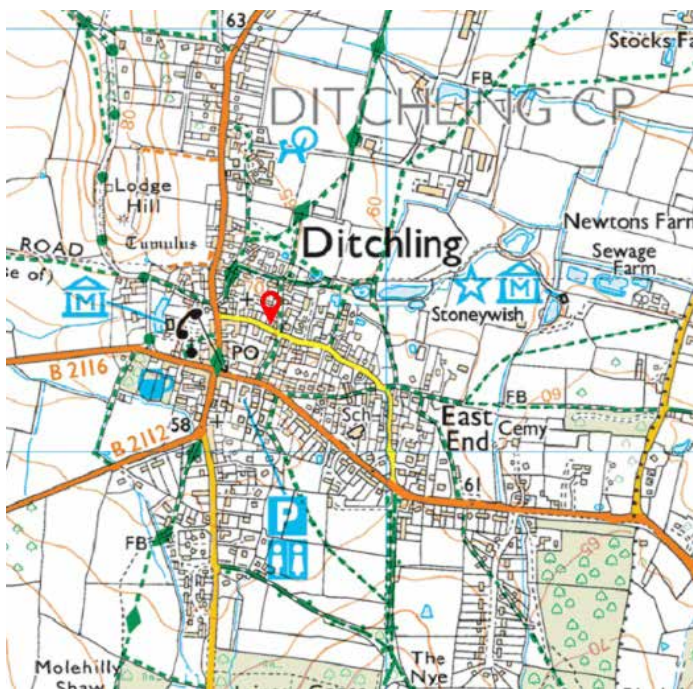
- » Wall mounted 'Glow Worm' boiler located in the kitchen
- » Sizable utility/cloakroom with space and plumbing for further appliances
- » Private landscaped garden
- » Single driveway with parking for two cars
- » Sizable timber garden shed



External

The property is approached over a shingle driveway with parking for two cars. The front garden is predominantly laid to lawn with a paved patio adjoining the property bordered by well stocked beds and mature hedgerow. Side access to the rear garden is via a metal gate where the garden is hard landscaped, bricked paved with raised well stocked shrub and plant beds. There is also the benefit of a sizable timber shed and timber summer house.





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 Dymocks, Ditchling, BN6 8SU

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft
(Excluding Eaves)



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

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

34 HIGH STREET, DITCHLING, EAST SUSSEX, BN6 8TA

Chatt
estates