



10 South Street

DITCHLING | EAST SUSSEX | BN6 8UQ

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Situation

A charming three bedroom semi-detached cottage centrally positioned within the heart of the village with off street parking and a private courtyard garden

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.

One of four distinctive properties built on the site of the former well known 'Ditchling Press'. The more modern semi-detached house mimics the look of the property it replaces, boasting features typical of the original era including high ceilings and sash windows yet with a layout and facilities more suited to the modern lifestyle. A large sitting room flooded with light resides at the front of the property benefiting from a focal coal effect fireplace with carved timber surround. The kitchen/dining room resides at the rear the property with double doors leading out onto the rear courtyard garden. Stairs lead to the first floor from the sitting room where there are three bedrooms and a family bathroom. The principal bedroom is serviced by an en-suite shower and benefits from a range of fitted wardrobe cupboards. The private courtyard garden is fully brick paved with raised brick beds well stocked with shrubs and plants. There is also the benefit of a designated off street parking space.



Overview

Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Inset 4 ring electric hob
- » Space for washing machine
- » Space for fridge
- » Tiled splashbacks



Bathrooms

A family bathroom and en-suite shower room benefiting from fully fitted white suites comprising a panelled bath, fully tiled shower cubicle with wall mounted shower, low level w.c. suites and pedestal wash hand basins.

Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Designated off street parking space
- » Courtyard garden

External

The property is approached over a paved pathway via a timber gate to the front door. An area of paving and a raised bed lies behind the brick wall at the front of the property. Side access to the rear garden is via a timber gate. The rear courtyard garden is fully block paved with raised, well stocked brick shrub and plant beds.





Transport Links

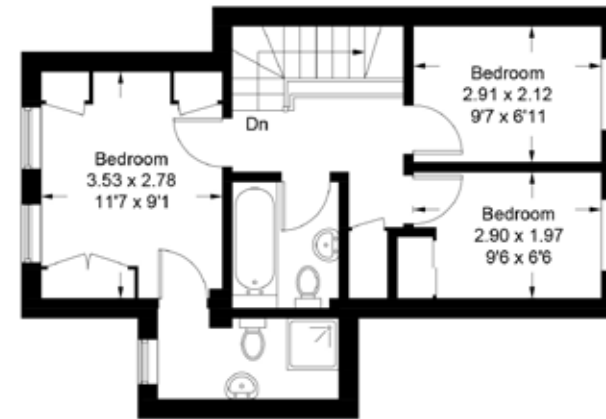
Hassocks Train Station	approx. 1.5 miles
Haywards Heath Train Station	approx. 6.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 22 miles

Consumer protection from unfair trading regulations 2008

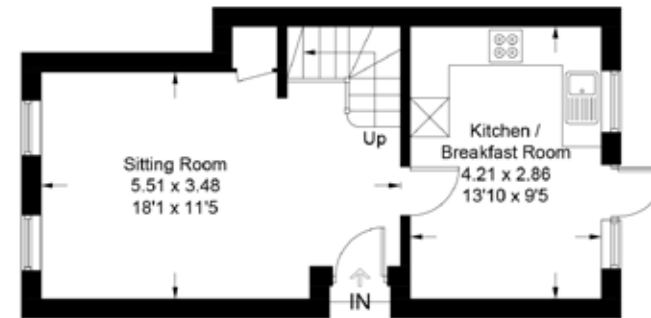
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

South Street, Ditchling, BN6 8UQ

Approximate Gross Internal Area = 72.3 sq m / 778 sq ft



First Floor



Ground Floor

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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