



## Southwind

STREAT LANE | STREAT | EAST SUSSEX | BN6 8RT

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# Situation

A delightful detached family house situated in a highly enviable position on “The Ridge” benefiting from stunning panoramic views of the South Downs over neighbouring farmland

‘Southwind’ is nestled in the village of Sreat, within the South Downs National Park and is tucked away along a bridleway in the lee of the South Downs. Ditchling is a historic village playing host to a selection of local shops, cafés, a church, post office, health centre 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 and schooling for all ages.

Situated on “The Ridge” at Sreat, ‘Southwind’ occupies an elevated position capitalising on the glorious panoramic views of the South Downs over neighbouring farmland. There are three large reception rooms on the ground floor, all on the southern side looking out over the gardens which boast the original parquet flooring. The kitchen lies to one end of the property with ample space for further appliances. Stairs from the hallway lead to the first floor where three bedrooms and family bathroom reside. All the bedrooms lie on the south side benefiting from the wonderful views and the principal bedroom is serviced by an en-suite shower room. The gardens and grounds of approximately 0.45 of an acre surround the property on all sides and are prominently laid to lawn. A large paved terrace adjoins the full length of the property providing a great space to entertain and enjoy the stunning views. The driveway provides parking for several cars along with access to the integral double garage. External storage is plentiful with a large timber garage and summer house.



# Kitchen

- » Wall and base units
- » Inset sink and drainer
- » Inset four ring electric hob
- » Fitted 'Stoves' electric oven
- » Space for dishwasher
- » Space for fridge freezer
- » Space for fridge
- » Space for washing machine
- » Space for tumble dryer



# Bathrooms

## Family Bathroom

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



## Principal Bedroom En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Vanity bar with inset sink
- » Low level w.c. suite
- » Heated ladder style towel radiator
- » Tiled floor



# Specification

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- » Floor mounted 'Trianco' oil fired boiler located in the kitchen
- » Private drainage
- » Integral double garage
- » Stunning elevated views of the South Downs
- » Gardens and grounds of approximately 0.45 of an acre
- » Sizable timber garage
- » Summer house
- » Gated entrance
- » Driveway with parking for several cars



# External

The property is approached via a five bar gate over a driveway with parking for several cars and access to the integral double garage. The gardens surround the property on all sides and are predominantly laid to lawn bordered by mature hedgerow. A sizable raised paved terrace adjoins the rear of the property providing a wonderful space to enjoy the spectacular panoramic views of the South Downs. Within the garden lies a summer house along with a large timber garage providing ample external storage.





## Southwind Streat Lane Streat East Sussex, BN6 8RT

Approximate Gross Internal Area = 219 sq m / 2356 sq ft

Garage = 20 sq m / 213 sq ft

Total = 239 sq m / 2569 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

## Transport Links

Plumpton Train Station	approx. 1.3 miles
Hassocks Train Station	approx. 5.2 miles
London Victoria By Train	approx. 46 mins
A23 Slip Road	approx. 6.6 miles
Brighton	approx. 11.5 miles
Gatwick Airport	approx. 20.6 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.

A buyer is advised to obtain verification from the solicitor.

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

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