



Faversham

NORTH END | DITCHLING | EAST SUSSEX | BN6 8TD

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Situation

A significantly updated and remodelled detached house, boasting versatile accommodation and set in an elevated private position in landscaped gardens with glorious views towards Lodge Hill just minutes' walk from the centre of 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.

'Faversham' is set back off the road and sits in a glorious elevated plot with west facing landscaped gardens and picturesque views extending towards Lodge Hill. Having been significantly updated and completely remodelled, this elegantly styled property boasts versatile accommodation arranged over two floors. The hub of the house is the open plan and wonderfully light kitchen/breakfast/sitting room with a focal wood burning stove and doors opening out onto the rear landscaped garden. A bedroom and shower room reside on the ground floor along with a further reception room/bedroom five. A door via the utility room gives internal access to the integral garage. An oak and glass staircase lead to the first floor where there are three bedrooms and a family bathroom. Of particular note is the principal bedroom suite benefiting from a range of fitted wardrobe cupboards, large en-suite bathroom with free standing bath and a covered balcony making it a wonderful spot for morning coffee. Bedroom two also benefits from an en-suite shower room. The mature landscaped gardens extend to the south and west and are predominantly laid to lawn interspersed with a row of fruit trees and colourful well stocked shrub and plant beds. A private patio adjoins the rear of the property and established hedgerow creates a wonderfully private space. The driveway to the front of the property provides ample off street parking and access to the integral garage.



Kitchen

- » Wall and base units
- » Granite worksurfaces with breakfast bar
- » Inset stainless steel sink
- » Integrated 'Britannia' gas range cooker
- » Integrated 'Blomberg' fridge freezer
- » Space for dishwasher



Bathrooms

Family Bathroom

- » Panelled bath
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator

Principal Bedroom En-Suite Bathroom

- » Free standing bath with floor mounted taps and hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator

Bedroom Two En-suite Shower Room

- » Fully tiled shower with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator

Ground Floor Shower Room

- » Fully tiled shower with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



Specification

- » Utility room with space for further appliances
- » Integral garage
- » West facing balcony accessed via the principal bedroom
- » Landscaped west facing garden
- » Driveway with off street parking for four cars
- » Wonderful views towards Lodge Hill
- » Minutes' walk from the centre of the village



External

The property is approached over a tarmacadam driveway providing off street parking for four cars and access to the integral garage. Mature hedgerow and shrubs surround the front of the property with access to the rear of property via a wrought iron gate. A large paved patio adjoins the rear of the property covered by a timber pergola. The garden is predominantly laid to lawn on the west and south side of the property bordered by mature hedgerow and interspersed with a small orchard of fruit trees and selection of established shrubs and well stocked plant beds.





Transport Links

Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 6.4 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 9 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.

North End, Ditchling, BN6 8TD

Approximate Gross Internal Area = 237.4 sq m / 2555 sq ft
(Including Garage / Log Store & Eaves Storage)

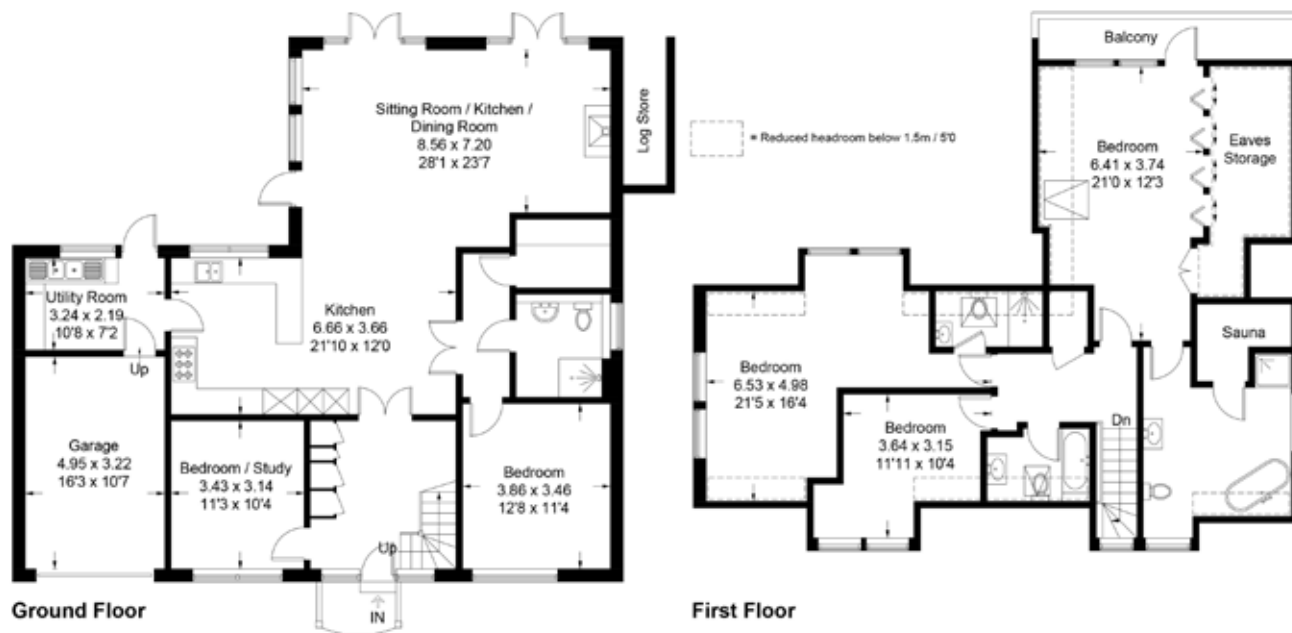


Illustration for identification purposes only, measurements are approximate, not to scale.
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