



31 Lewes Road

DITCHLING | EAST SUSSEX | BN6 8TT

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Situation

A sizable Victorian semi detached house set in a central village location arranged over 4 floors with a landscaped gardens and stunning views of the South Downs

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.

Centrally positioned in the heart of the village, this late Victorian semi detached house has stunning and commanding views of the South Downs. Arranged over 4 floors, this sizable family house offers spacious well-appointed rooms along with a wealth of character and period features including decorative fireplaces, sash windows and high ceilings. The open plan sitting/dining room resides at the front of the property showcasing a large bay window creating a beautiful light room with central fireplace with cast iron wood burning stove and slate hearth. The kitchen/breakfast room extends to the rear of the property with French doors opening out onto the landscaped private rear garden. The kitchen, with electric underfloor heating boasts a range of bespoke 'birch ply' units and a fitted appliance. Stairs from the kitchen lead down to the large cellar currently used as a playroom. There is considered scope to extend the kitchen/breakfast room (stnc). On the first floor there are four bedrooms and a family bathroom benefiting from a free-standing roll top bath and wall mounted shower. A further staircase leads to the second floor where the large principal bedroom with vaulted ceilings and modern-fitted en-suite bathroom resides. The fully walled, private rear garden is hard landscaped in a contemporary fashion and bordered by raised sleeper beds housing mature hedgerow. Steps lead up to a sizable, decked area making for a great entertaining space that boasts a modern timber pod. Two large timber garden sheds provide external storage and the driveway at the front of the property provides ample off-street parking.



Kitchen

- » Bespoke 'birch ply' wall and base units
- » Inset sink
- » Space for gas range cooker
- » Intergraded 'Beko' dishwasher
- » Space for fridge freezer



Bathrooms

Family Bathroom

- » Free standing roll top bath with decorative clawed feet
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin



Principal Bedroom En-Suite Bathroom

- » Free standing roll top bath with decorative clawed feet and wall mounted shower
- » Low level w.c. suite
- » Free standing wash hand basin with wall mounted taps



Specification

- » Wall mounted 'Worcester' gas fired boiler located in the kitchen/breakfast room
- » Electric underfloor heating to the whole of the kitchen/breakfast room
- » Period and character features throughout including high ceilings, sash windows and decorative fireplaces
- » Principal second floor bedroom suite with open plan en-suite bathroom with free standing roll top bath
- » Stunning views of the South Downs
- » Large cellar
- » Scope to further enlarge (stnc)
- » Sizable timber shed with light and power
- » Modern hard landscaped garden with contemporary pod



External

The property is approached over a tarmacadam driveway with off street parking bordered on either side by mature planting. Side access to the rear garden is via a timber gate. A sizable area of block paving adjoins the side of the property bordered on one side with raised well stocked timber beds housing a range of mature shrubs. Steps lead up to an area of raised decking with a modern corner pod. There is a small and a larger timber garden shed with the benefit of power and lighting.





Transport Links

Hassocks Train Station	approx. 1.5 miles
Haywards Heath Train Station	approx. 6.4 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.4 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.

Lewes Road, Ditchling BN6 8TT

Approximate Gross Internal Area = 187.0 sq m / 2013 sq ft



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

A buyer is advised to obtain verification from the solicitor.

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