



## St Dominics Cottage

4 SOUTH STREET | DITCHLING | EAST SUSSEX | BN6 8UQ

**Chatt**  
estates



# Situation

A stylish character filled cottage situated in a highly convenient position within the centre of the village with a 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 revered state and private schools for all ages.

This wonderful attached cottage is situated in a convenient and central location with all the amenities the High Street has to offer on its doorstep. The sitting room with its many character features including, stripped pine floorboards and exposed beams leads through to the kitchen with a range of integrated appliances, Carrara marble worksurfaces, oak shelving and hand crafted oak breakfast bar along the kitchen windows. On the first floor there are two bedrooms and a modern fitted shower room. Storage is plentiful with a range of fitted wardrobe cupboards in bedroom two and on the landing. The rear courtyard garden is fully paved for ease of maintenance and makes for a great space to entertain with fitted wooden corner benches and raised modern rendered planters.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Carrara marble work surfaces
- » Inset 4 ring gas hob
- » Fitted electric oven
- » Fitted washing machine
- » Integrated dishwasher
- » Space for fridge freezer



## Bathroom

- » Panelled bath with wall mounted shower, dual shower head and glazed screen
- » Low level w.c. suite
- » Modern wash hand basin with drawers under
- » Ceramic tiled floor



## Specification

- » Wall mounted gas fired 'Glow Worm' boiler in loft
- » A wealth of period and character features throughout
- » Courtyard garden

## External

The property is approached via South Street. Side access to the rear courtyard garden is via a timber gate. The garden is completely paved for ease of maintenance with raised rendered plant beds and a fitted timber bench. There is a private pedestrian right of way through the garden in favour of the neighbouring properties.







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

Approximate Cross Internal Area = 50.5 sq m (544 sq ft)

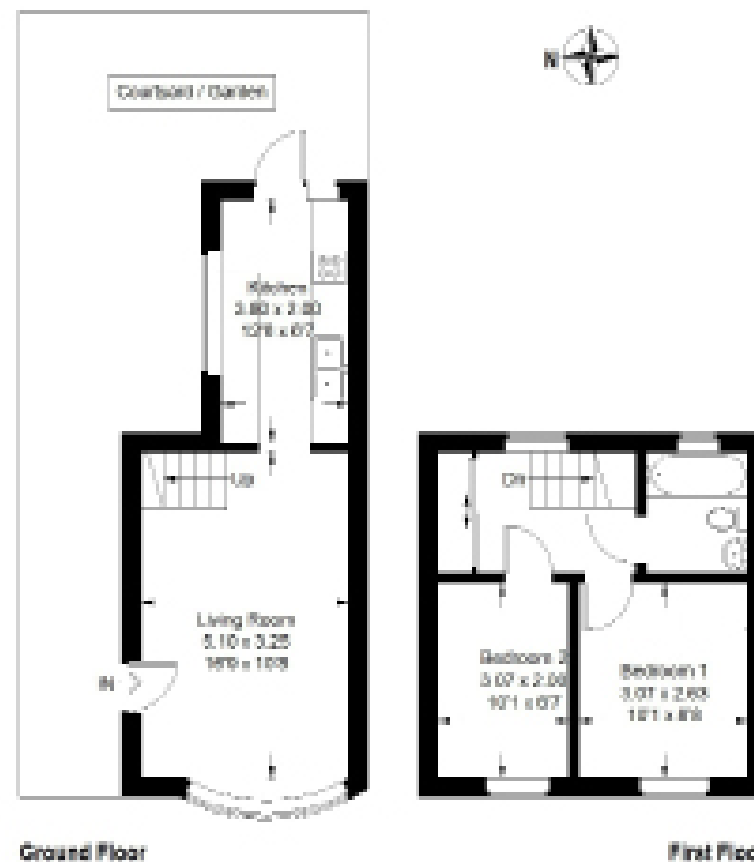


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