



9 The Twitten

DITCHLING | EAST SUSSEX | BN6 8UJ

Chatt
estates

Situation

A wonderfully presented end of terrace Victorian cottage enjoying a quaint garden, gracefully positioned in the heart 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.

This quintessential cottage is perfectly situated in the heart of the village tucked away off East End Lane. Having been sympathetically improved over the years the cottage retains a wealth of character and charm. The property has two double bedrooms, a large sitting room and a kitchen/breakfast room. There is a useful utility room accessed via the kitchen/breakfast providing space for further appliances. The landscaped cottage garden provides areas of well-kept plant borders, lawn and paved areas. There is also a brick built outside store which would have originally been the outside 'Privy'.



Overview

Kitchen/Breakfast Room

- » Painted timber wall and base units
- » Oak block worksurfaces
- » Space for electric cooker
- » Space for fridge freezer
- » Engineered oak flooring

Bathroom

- » Free standing roll top bath with decorative clawed feet
- » Fully tiled shower cubicle with glazed door and wall mounted thermostatic shower
- » Fitted airing cupboard
- » Ceramic tiled floor with electric thermostatic underfloor heating
- » Heated ladder style radiator

Specification

- » Wall mounted 'Baxi' gas fired boiler located in the kitchen
- » Character features throughout
- » Engineered oak flooring in the kitchen/breakfast room
- » Electric underfloor heating in the bathroom
- » Cast iron wood burner in the sitting room

External

The property is approached via a wrought iron gate where a block paved path leads to the front door. There is an area of lawn with well stocked shrub and plant borders. There is a further area of block paved terrace and a brick built store.





Transport Links

Hassocks Train Station	approx. 1.6 miles
Haywards Heath Train Station	approx. 6.9 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 8 miles
Brighton	approx. 8.5 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.

The Twitten, Ditchling, BN6 8UJ

Approximate Gross Internal Area = 86.1 sq m / 927 sq ft
 Store = 2.7 sq m / 29 sq ft
 Total = 88.8 sq m / 956 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.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

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

Chatt
 estates