



One Hill Cottage

24 EAST GARDENS | DITCHLING | EAST SUSSEX | BN6 8ST

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Situation

An extended semi-detached older style house situated in a peaceful location close to the centre of the village with beautiful views of the South Downs

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 semi-detached family house has been well extended over the years and benefits from light open plan reception space with a range of fitted bookcases with the sitting/dining room benefiting from a focal inset 'Stovax' burner, oak flooring throughout and patio doors leading out onto the rear garden. The large kitchen lies at the rear of the property and benefits from a useful utility room and pantry. Further to this is the benefit of a modern styled ground floor shower room. The first floor provides a split-level bathroom and three bedrooms, two of which benefit from glorious views towards the South Downs. The rear south facing garden is predominately laid to lawn with a raised paved terrace adjoining the rear of the property. There is a timber studio with the benefit of light, power and hardwired for internet. The block paved driveway is accessed via timber five bar gates providing parking for several cars.



Kitchen

- » Wall and base units
- » Inset 'Whirlpool' four ring gas hob with extractor fan over
- » Fitted 'AEG' electric oven
- » Space for slimline dishwasher
- » Space for fridge freezer
- » Ceramic tiled floor



Bathroom

Ground Floor Shower Room

- » Fitted shower cubical with wall mounted shower and glazed door
- » Low level w.c. suite
- » Inset wash hand basin



First Floor Bathroom

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



Specification

- » Wall mounted 'Worcester' gas fired boiler located in the utility room
- » Inset 'Stovax' burner with slate hearth
- » Studio with light, power and hardwired for internet access



External

The property is approached via timber gates over a brick block driveway with parking for a couple of cars. There is also the benefit of a further paved parking space in front of the property. Side access to the rear garden is via a brick block path. A raised paved terrace adjoins the rear of the property stepping down to lawn bordered on either side by well stocked shrub and plant beds. At the rear of the garden is a timber garden shed and a timber studio with light, power and hardwired for internet access.





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. 3 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.

East Gardens, Ditchling, BN6 8ST

Approximate Gross Internal Area = 93.4 sq m / 1005 sq ft
 Outbuildings = 13.2 sq m / 142 sq ft
 Total = 106.6 sq m / 1147 sq ft

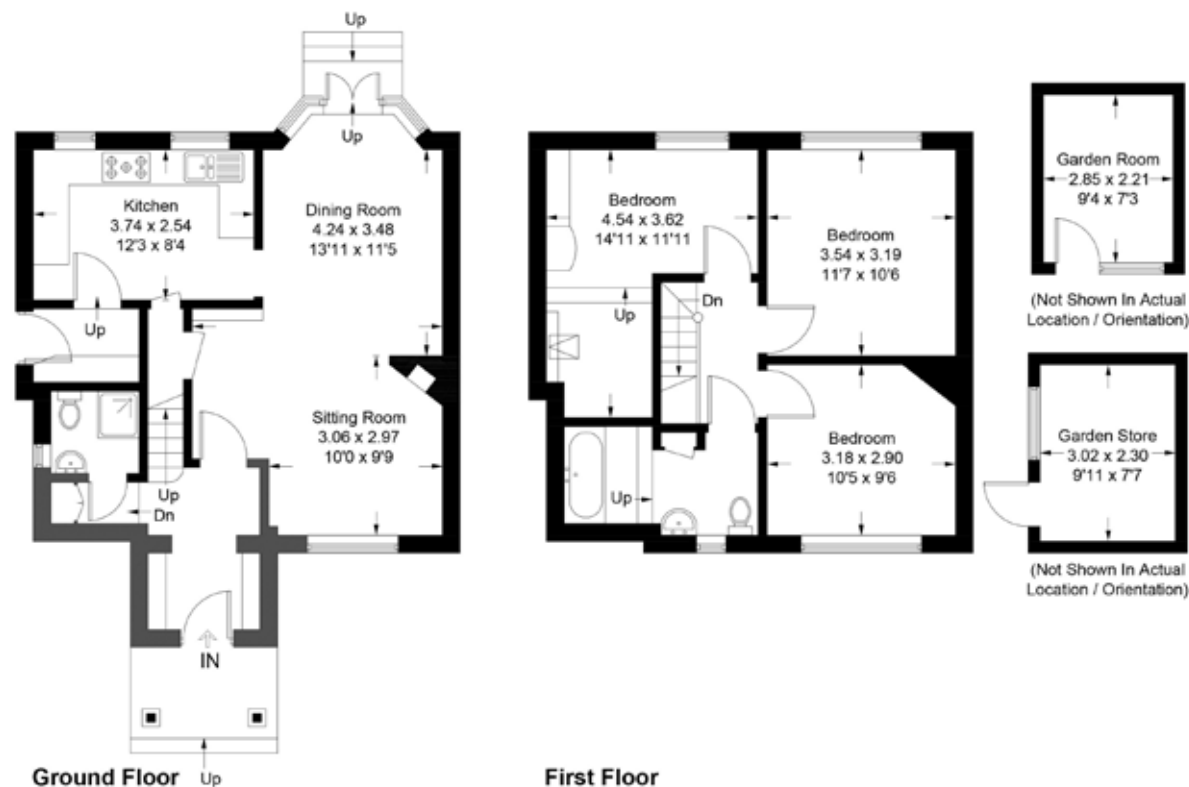


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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