



28 Shirleys

DITCHLING | EAST SUSSEX | BN6 8UD

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# Situation

An individual detached family home with adaptable accommodation, nestled in a highly sought-after cul-de-sac featuring generously sized and beautifully maintained gardens backing on to neighbouring farmland

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.

Nestled along the ever popular Shirleys in the charming village of Ditchling, this beautifully extended 1950's detached house presents an exceptional opportunity for discerning families seeking space, style and versatility. Blending timeless character with comfort, the home offers a highly flexible layout including a superb ground floor principal bedroom suite complete with a private dressing area and en-suite shower room. Three elegant reception rooms, a delightful garden room and a generously proportioned kitchen/breakfast room fitted with a selection of luxury integrated appliances provide both functionality and sophistication. Outside the private east facing gardens are simply stunning. A wide paved terrace adjoins the rear of the house overlooking manicured lawns, vibrant flower borders and a thoughtfully designed kitchen garden with raised vegetable beds and a greenhouse. A private driveway to the front offers parking for up to four cars and provides access to the integral store.



# Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Inset 'Bosch' 5 ring gas hob with extractor fan over
- » Integrated 'Neff' electric combination oven and grill
- » Integrated 'Neff' microwave
- » Integrated 'Neff' warming drawer
- » Integrated fridge
- » Space for dishwasher
- » Space for freezer





# Bathrooms

## First Floor Family Bathroom

- » Panelled bath with hand shower attachment
- » Fully tiled shower cubicle with wall mounted seat
- » Low level w.c. suite with concealed cistern
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



## Ground Floor En-Suite Shower Room

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



# Specification

- » Wall mounted 'Ideal' gas fired boiler located in the store
- » Air conditioning unit in the kitchen/breakfast room
- » Flexible accommodation with a ground floor bedroom suite
- » Useful utility spaces
- » Integral store
- » Beautifully landscaped private gardens
- » Driveway with parking for up to four cars





# External

The property is approached over a block paved driveway with parking for four cars. To one side a raised circular lawn is bordered by mature shrubs and trees with a paved terrace nestled in the corner. Side access to the rear garden is via a timber gate where a sizable paved terrace adjoins the full width of the property. Features such as an oak pergola and raised flower beds lie within the terrace and the manicured lawns extend to the end of the garden bordered by mature hedgerow on either side. Colourful flower beds and trees adorn all the way to the end of the garden where a greenhouse and selection of raised beds and quaint stream are partially hidden by mature hedgerow.





## Transport Links

Hassocks Train Station	approx. 1 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 20 miles

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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.

## Shirleys, Ditchling, BN6 8UD

Approximate Gross Internal Area = 230.4 sq m / 2480 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
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A buyer is advised to obtain verification from the solicitor.

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

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