



Westerlands

2 CLAYTON ROAD | DITCHLING | EAST SUSSEX | BN6 8UY

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# Situation

A sizable and well extended detached family house, set in a secluded yet central location within the heart of the village with wonderfully landscaped south facing gardens, ample parking and garaging for three vehicles

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.

Discreetly positioned yet centrally located within its generous plot, this sizable detached house has been thoughtfully extended over the years to create a beautifully balanced family home arranged over two floors. The ground floor offers an impressive array of reception space with four versatile rooms complemented by a substantial kitchen/breakfast room with a range of integrated appliances perfect for both everyday living and entertaining. Upstairs, five bedrooms are served by both a shower room and a separate family bathroom. The property enjoys an exceptional setting with the rear garden extending to the south and laid to manicured lawn framed by an expansive paved terrace ideal for outdoor dining. Towards the far end, a charming group of mature fruit trees and raised vegetable beds adds a delightful touch of country character. A sweeping gravel driveway, accessed via traditional timber five bar gates leads to a detached double garage with attached store and an additional garage attached to the side of the property, providing ample parking and practical storage.



# Kitchen

- » Wall and base units
- » Granite worksurfaces
- » Inset twin sinks
- » Space for gas range cooker with extractor fan over
- » Integrated 'AEG' coffee machine
- » Integrated 'AEG' warming drawer
- » Space for fridge freezer
- » Space for dishwasher
- » Space for microwave
- » Large pantry cupboard



# Bathrooms

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## Bathroom

- » Panelled bath
- » Corner shower cubicle
- » Low level w.c. with concealed cistern
- » Traditional style pedestal wash hand basin
- » Tiled walls



## Shower Room

- » Fully tiled shower cubicle with wall mounted shower cubicle and glazed screen
- » Wall mounted wash hand basin
- » Tiled floor
- » Separate cloakroom w/c





# Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Versatile reception space
- » South facing landscaped garden
- » Detached double garage with attached store
- » Further attached garage





# External

The property is approached via five bar gates and a sizable driveway with ample parking for several vehicles along with access to the attached garage and a further detached double garage with attached utility room housing space for appliances. A sizable lawn to the front of the property is bordered by mature hedgerow. Side access to the rear garden is via wrought iron gates on both sides of the property where a paved patio adjoins the full width, leading to a substantial manicured lawn. Towards the end of the lawn is a small orchard of established fruit trees and a kitchen garden with a selection of raised vegetable beds. The garden has a wealth of external storage with a range of timber garden sheds.





## Clayton Road, Ditchling, BN6 8UY

Approximate Gross Internal Area = 221.8 sq m / 2387 sq ft

Attached Garage = 17.1 sq m / 184 sq ft

Outbuilding = 43.3 sq m / 466 sq ft

Total = 282.2 sq m / 3037 sq ft



## Transport Links

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

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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.

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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