



## Flat 2, Dumbrells Court

NORTH END | DITCHLING | EAST SUSSEX | BN6 8TG

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# Situation

A ground floor flat exclusively for the over 55's, within minutes' walk to the centre of the village with the benefit of a garage and beautifully landscaped communal gardens

Ditchling with its beautiful views of the South Downs is a historic village playing host to a selection of local shops, cafés, a church, post office, health centre 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 for all ages.

The property offers adaptable and well proportioned living space with the focal point being a beautifully light and spacious sitting/dining room, featuring a focal electric fireplace with an elegant carved timber surround and mantel. Since its purchase in 2018, the property has undergone significant upgrades including a newly fitted kitchen, replacement windows throughout, a new boiler, complete redecoration and new carpeting. There are two generously sized bedrooms both with fitted wardrobe cupboards, which are served by a modern shower room. Ideally positioned at the heart of this sought after development the property enjoys access to beautifully maintained communal gardens and also benefits from a garage.



# Overview

## Kitchen

- » Wall and base units
- » Inset sink and drainer
- » Inset 4 ring gas hob with extractor fan over
- » Fitted electric oven
- » Fitted fridge freezer
- » Space for washing machine

## Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Tiled walls

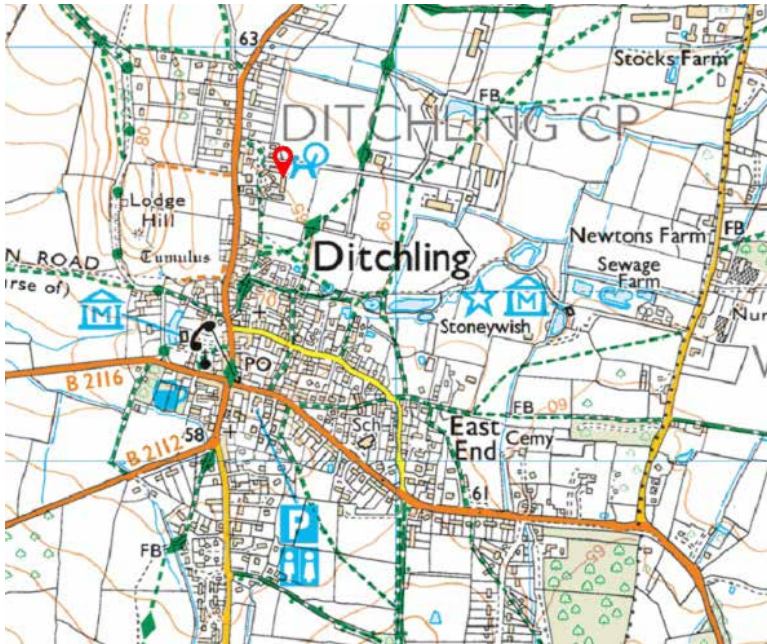
## Specification

- » Wall mounted 'Glow Worm' gas fired boiler located in the kitchen
- » Garage
- » Lease length: Approximately 117 years remaining
- » Service charge: Approximately £3,154.94 p/a

## External

The property is approached over a paved path and surrounded on 3 sides by communal lawns. There are well stocked shrub borders to the front of the property. There is also the benefit of a garage.





## Transport Links

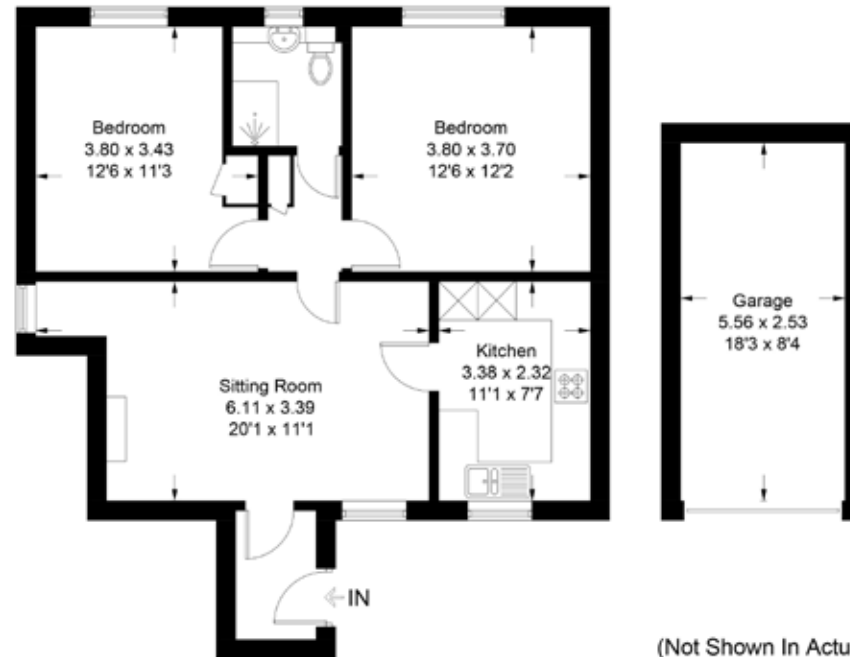
Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 6.5 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3.3 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 26 miles

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.

## Dumbrells Court, North End, Ditchling, BN6 8TG

Approximate Gross Internal Area = 63.2 sq m / 680 sq ft  
Garage = 14.1 sq m / 152 sq ft  
Total = 77.3 sq m / 832 sq ft



**Ground Floor**

(Not Shown In Actual  
Location / Orientation)

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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