



East View

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

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Situation

An extended and very well maintained semi detached house situated within a minutes' walk of the centre of the village with beautifully landscaped gardens and a brick built garden room

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 which include 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 as well as 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, within easy reach of the village.

Tucked away in the heart of the village along a charming backwater, this substantial semi detached family home has been thoughtfully extended over the years to provide well balanced accommodation across two floors, complemented by beautifully landscaped and private gardens. The property offers two versatile reception rooms including a dedicated study and a generously proportioned double-aspect sitting room featuring bespoke fitted bookcases and a multi fuel stove as its centrepiece. The well appointed kitchen is fitted with a range of integrated appliances and ample storage, flowing seamlessly into a sociable dining area with built in bench seating around a central table, ideal for family living and entertaining. Upstairs, the first floor hosts four bedrooms and a stylish modern family bathroom. The spacious principal bedroom benefits from a private en-suite bathroom. Outside, the landscaped rear garden is as practical as it is picturesque. A large paved terrace sits above gently tiered sleeper beds brimming with a variety of colourful plants, fruit and vegetables. Additional features include a timber shed, a solar-heated greenhouse and a further paved seating area at the rear of the garden which leads to a brick built garden room complete with light and power, perfect for use as a studio, home office or garden retreat. To the front of the property a stone driveway provides off street parking for two vehicles.



Kitchen

- » Shaker style wall and base units
- » Maple worksurfaces
- » Inset stainless steel sink
- » Inset 'Miele' 4 ring gas hob
- » Extractor fan over
- » Fitted 'Miele' electric oven
- » Space for dishwasher
- » Two pantry cupboards



Bathroom

Family Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



En-Suite Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



Specification

- » Wall mounted gas fired 'Worcester' boiler located in the kitchen
- » Triple glazing throughout
- » Brick built garden room in the rear garden



External

The property is approached via buff stone driveway providing off street parking for two vehicles. A timber side gate offers access to the beautifully landscaped rear garden where a generous raised terrace adjoins the rear of the house. The garden is thoughtfully arranged over gentle tiers featuring well stocked raised sleeper beds filled with an array of mature shrubs, plants, fruit and vegetable patches. These are interwoven with lawns and buff stone pathways that guide you through the space. To one side, a large timber shed and a greenhouse benefiting from solar powered heating offer excellent storage and growing facilities. At the foot of the garden there is a further paved patio area and brick built garden room, complete with power and lighting which is ideal for use as a home office or workshop.





East Gardens, Ditchling, BN6 8ST

Approximate Gross Internal Area = 127.8 sq m / 1376 sq ft

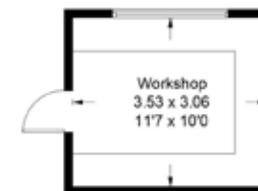
Outbuildings = 28.3 sq m / 305 sq ft

Total = 156.1 sq m / 1681 sq ft

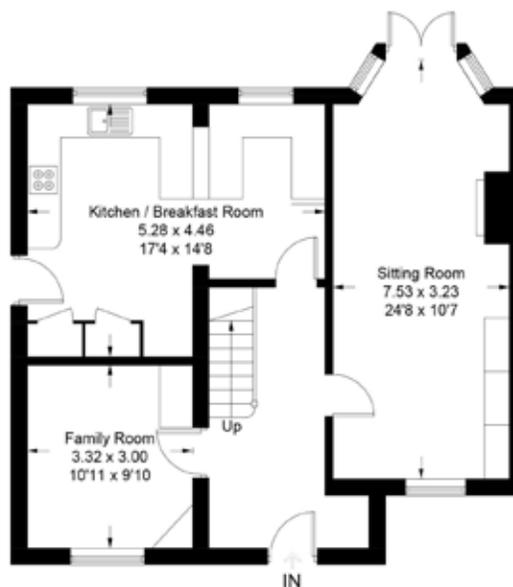


(Not Shown In Actual Location / Orientation)

— Reduced Head Height Below 1.5M



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Transport Links

Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.6 miles
Gatwick Airport	approx. 19.9 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.

A buyer is advised to obtain verification from the solicitor.

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