



Treetops

55A NORTH END | DITCHLING | EAST SUSSEX | BN6 8TE

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Situation

A charming semi detached family house with scope for further enlargement benefiting from a mature and enchanting west facing rear garden and off street parking

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.

Set approximately a hundred feet back from the road and along a private driveway with parking for several cars, 'Treetops' is a charming semi detached 1930's house set in a mature plot of approximately a quarter of an acre and within walking distance of Ditchling's village centre. The house was originally built for two sisters, friends of Frank Brangwyn, one of whom was a published children's book illustrator. The ground floor features a generous open plan sitting/dining room thoughtfully divided by a central fireplace with wood burning stove and opening out onto a private west facing patio. A spacious kitchen/breakfast room provides ample space for appliances and also enjoys direct access to the rear garden, complemented by a practical utility room. There is also the benefit of a ground floor bathroom. Stairs lead to a light filled first floor landing, where there are three well proportioned double bedrooms. Of particular note, the principal bedroom is double aspect, enjoying far reaching views towards South Downs and featuring a delightful fireplace. Set on a generous west facing plot, the exceptionally private and enchanting woodland garden is stocked with an array of established trees and shrubs including apple, plum, cherries and yew. A paved patio adjoins the rear of the property ideal for al fresco dining and a substantial timber summer house offers a variety of potential uses. There is the benefit of direct access to Lodge hill from the rear of the garden. To the front a private driveway provides convenient off street parking.



Overview

Kitchen

- » Base units
- » Ply work surfaces
- » Inset sink and drainer
- » Gas cooker
- » Fridge

Bathrooms

A ground floor bathroom and first floor bathroom benefitting from fully fitted white suites comprising paneled baths, low level w.c. suites and wash hand basins

Specification

- » Wall mounted 'Glow worm' boiler
- » Timber summer house
- » Scope for further enlargement (stnc)
- » Modern double glazed picture windows throughout
- » Traditional, handmade 'Bowtop Vardo' (by separate negotiation)

External

The property is approached via a driveway offering parking for several vehicles. A wrought iron gate provides side access to the rear garden where a paved patio adjoins the rear of the property. The west facing garden is well established featuring a variety of mature shrubs and trees with a pathway running from front to back. A substantial timber summer house sits within the garden offering a versatile space for a home office, studio, or garden retreat.





Transport Links from 55A North End

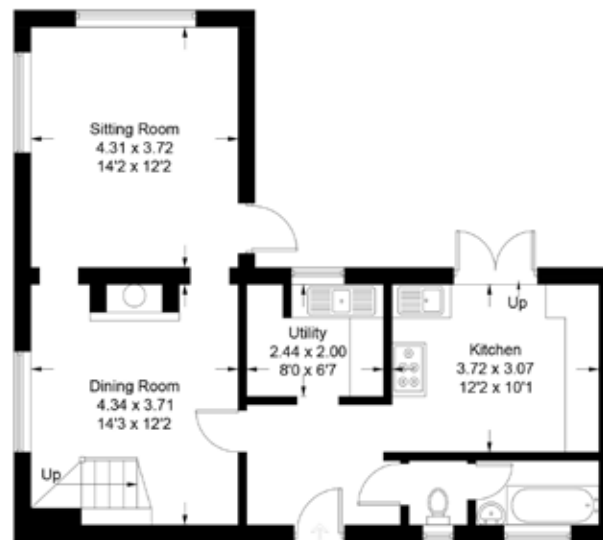
Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 6.4 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 26 miles

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.

North End, Ditchling, BN6 8TE

Approximate Gross Internal Area = 104.5 sq m / 1125 sq ft
Outbuildings = 23.5 sq m / 253 sq ft
Total = 128.0 sq m / 1378 sq ft



Ground Floor



First Floor

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

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