



12 South Street

DITCHLING | EAST SUSSEX | BN6 8UQ

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Situation

A charming and well maintained cottage set in a prime village location, complete with a low maintenance courtyard garden and convenient 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.

Situated in the heart of the village, this charming period style cottage has been carefully maintained by the current owner and offers well balanced accommodation arranged over two floors. The kitchen is positioned at the front of the property and is complemented by a useful utility room, which was formerly a cloakroom/w.c. and still retains the plumbing to allow for reinstatement if desired. To the rear, the light filled sitting room features a focal gas coal effect fireplace and glazed patio doors opening directly onto the courtyard garden. Stairs lead to the first floor which provides two bedrooms serviced by a family bathroom. Externally, the low maintenance courtyard garden is laid with artificial grass and can also be accessed via a side gate. A private parking space to the front of the property provides convenient off road parking for a vehicle.



Overview

Kitchen

- » Wall and base units
- » Inset 'Butler style' sink
- » Inset 'Bosch' 4 ring gas hob
- » Electric oven
- » Space for dishwasher
- » Space for washing machine
- » Half tiled walls

Bathroom

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

Specification

- » Wall mounted 'Worcester' gas fired boiler located in the kitchen
- » Off street parking for a car
- » Central village location

External

The property is approached via a tarmacadam driveway providing parking for a vehicle. To the rear, the enclosed courtyard garden is laid with low maintenance artificial grass and can also be accessed through a timber gate leading onto South Street.





Transport Links from 12 South Street

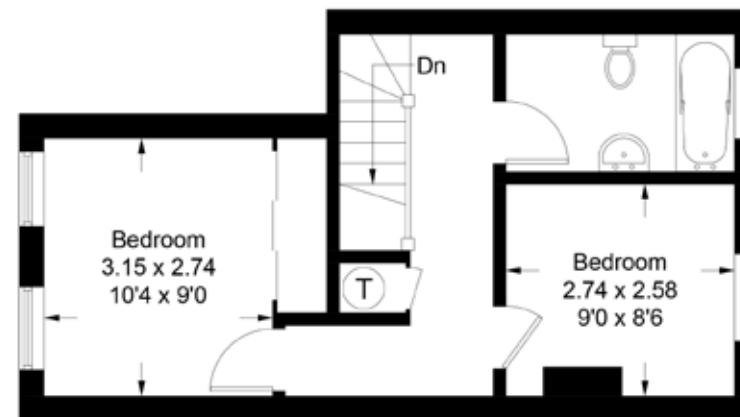
Hassocks Train Station	approx. 1.5 miles
Haywards Heath Train Station	approx. 6.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 22 miles

Consumer protection from unfair trading regulations 2008

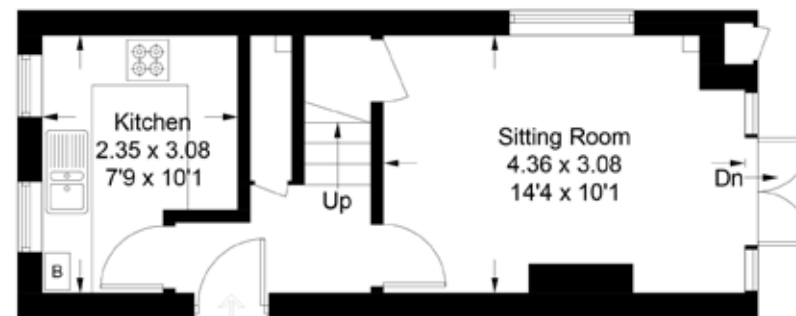
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

South Street, Ditchling, BN6 8UQ

Approximate Gross Internal Area = 59.0 sq m / 635 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2022

A buyer is advised to obtain verification from the solicitor.

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