



Lodge Hill Cottage

LODGE HILL LANE | DITCHLING | EAST SUSSEX | BN6 8SP

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Situation

A quaint period cottage set in an enviable location in the heart of the village, with off street parking and south facing gardens

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.

Nestled along an enchanting lane in the heart of the village, this period property offers an abundance of character and exciting potential for enhancement. Entered via a charming stable door, the triple aspect sitting room is immediately welcoming, bathed in natural light and featuring a focal fireplace adding distinct character to the space. To the rear, the open plan kitchen/dining room offers generous storage and French doors opening out onto the south facing patio and garden, perfect for entertaining throughout the seasons. Stairs lead to the first floor where two well proportioned bedrooms and a family shower room are arranged. Both bedrooms enjoy picturesque views across towards the South Downs and benefit from fitted wardrobe space. Externally, the home is approached via a charming wooden gate with a brick paved path leading to the front door bordered by a wealth of mature country cottage planting. The beautifully kept gardens are low maintenance yet full of impressive charm. Completing the property is a brick built store with power and a driveway providing off street parking.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset ceramic sink
- » Integrated 'Indesit' fridge
- » Integrated 'Indesit' freezer
- » Space for range cooker
- » Space for dishwasher



Shower Room

- » Shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator
- » Fitted cupboard



Specification

- » Wall mounted 'Ideal' gas fired boiler
- » Brick built store with light and power
- » Landscaped gardens
- » Off street parking

External

The property is approached via a characterful wooden gate opening onto a brick paved pathway leading to the front door framed on either side by established plants and shrubs. The south facing garden and patio area benefit from all day sun and have been thoughtfully landscaped to be both attractive and easy to maintain. A brick built store with light and power provides excellent storage while a separate driveway offers convenient off road parking.





Transport Links

Hassocks Train Station	approx. 1.3 miles
Haywards Heath Train Station	approx. 6.7 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3.2 miles
Brighton	approx. 9.2 miles
Gatwick Airport	approx. 25 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.

Lodge Hill Lane, Ditchling, BN6 8SP

Approximate Gross Internal Area = 80.2 sq m / 863 sq ft
 Store = 3 sq m / 32 sq ft
 Total = 83.2 sq m / 895 sq ft

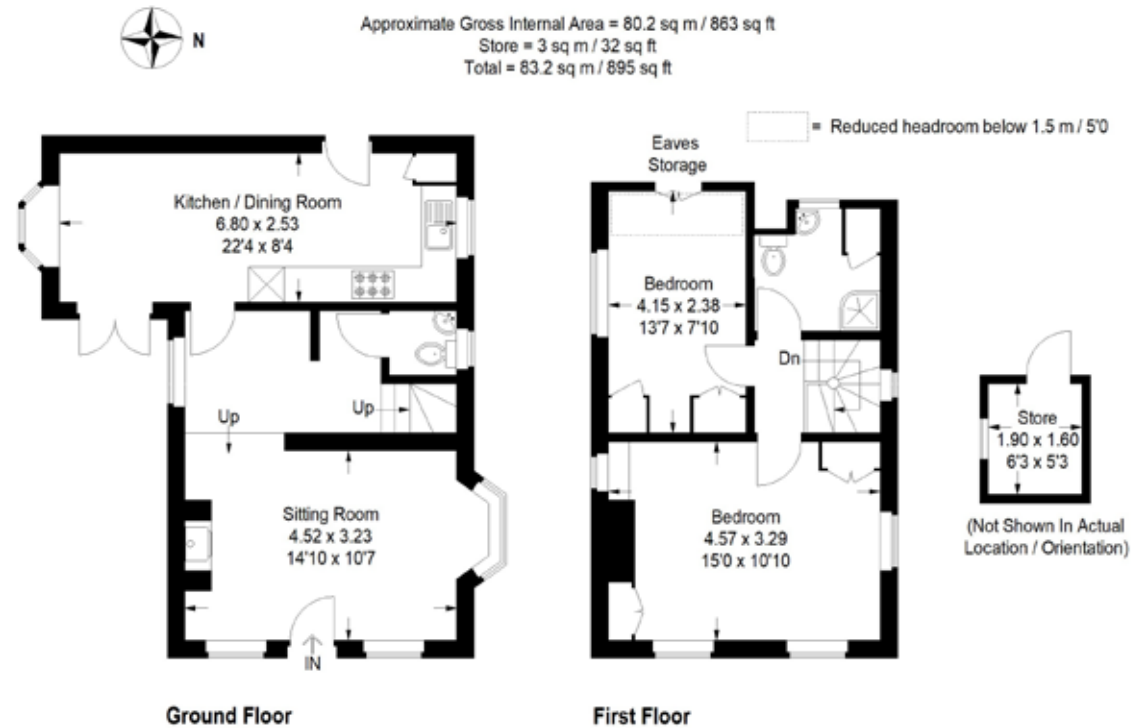


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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