



## Northside

4 BEACON ROAD | DITCHLING | EAST SUSSEX | BN6 8UL

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# Situation

A charming and beautifully appointed semi-detached Victorian home, centrally located within minutes walk of the village High Street benefitting from off street parking and a garage

Ditchling, nestled within the South Downs National Park, is a historic village playing host to a selection of local shops, village primary school, 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 a favoured residential position just south of the centre of the village this beautiful Victorian house boasts spacious, well-appointed rooms and showcasing a wealth of period and character features throughout. At the front is a sizable sitting room, flooded with light from the large windows and enjoying the focal open fireplace with ornate carved timber surround. At the rear of the property is the extended kitchen/dining room benefitting from a bespoke handmade kitchen with shaker style wall and base units, marble work surfaces and a range of fitted appliances including an 'Aga'. Stairs lead to the first floor where 3 bedrooms reside, all benefitting from fitted wardrobe cupboards along with a family bathroom. The rear garden is permanently laid to lawn with a raised paved patio and bordered by well stocked, colourful mature shrubs and trees. A sweeping driveway at the front of the property provides off street parking and there is also the benefit of a garage.



# Overview

## Kitchen

- » Shaker style wall and base units including fitted pantry cupboard
- » Marble work surfaces
- » Inset double 'Butler Style' sink
- » Electric 'Aga'
- » Space for dishwasher
- » Space for washing machine
- » Large utility cupboard with space for fridge freezer



## Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Tiled walls
- » Ceramic tiled floor



## Specification

- » Wall mounted gas fired boiler located on the first floor
- » Bespoke handmade kitchen
- » Garage and off street parking

## External

The property is approached over a sweeping paved driveway leading to the front door with an area of lawn and large shrub beds to the side. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property. Steps lead down to an area of lawn bordered on all sides by well stocked shrub and plants beds and trees.





## Transport Links from

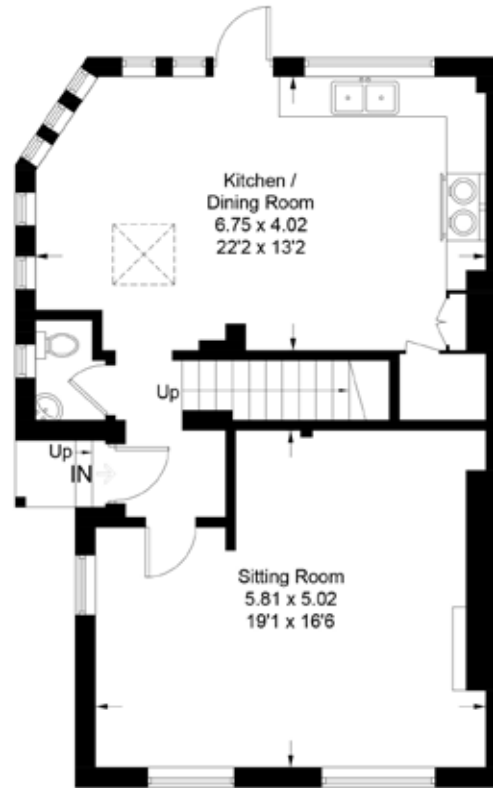
Hassocks Train Station	approx. 1.4 miles
Haywards Heath Train Station	approx. 6.7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 22 miles

Consumer protection from unfair trading regulations 2008

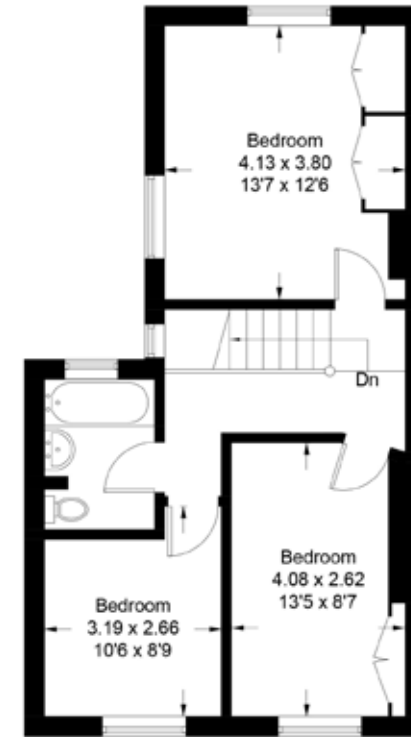
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

## Beacon Road, Ditchling BN6 8UL

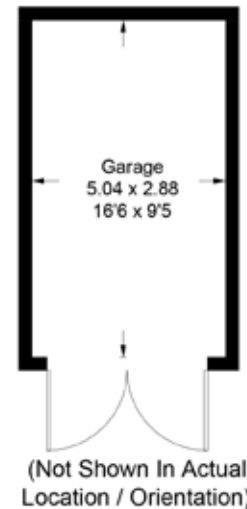
Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft  
 Garage = 14.6 sq m / 157 sq ft  
 Total = 125 sq m / 1345 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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