



## 7 East End Lane, Ditchling, BN6 8SX

£850,000

A spacious and versatile four bedroom detached bungalow offering just under 2000 square feet of accommodation with the benefit of a self-contained one bedroom annexe. Sold with no on-going chain.



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# 7 East End Lane

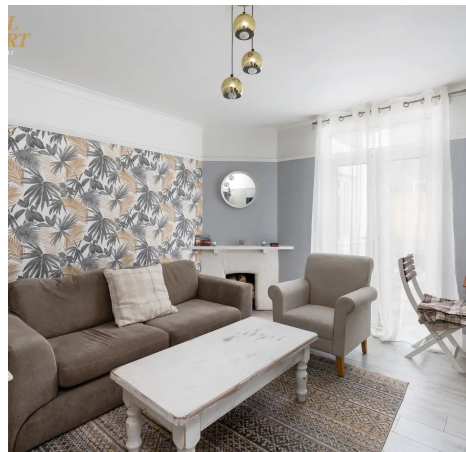
## Ditchling

Tucked away centrally just off the historic village High Street in the sought after and picturesque village of Ditchling. Nestled at the foot of the South Downs with its beautiful views over this protected National Park providing excellent walking and horse riding opportunities. Ditchling village provides a selection of shops, cafés, a church, and two public houses including the historic 16th century 'The Bull', an award winning gastro pub that also offers accommodation. Ditchling is renowned for its cultural and artistic links.

Nearby Hassocks Village, a short drive away (approximately 2 miles), provides for more comprehensive shopping facilities and a main line railway station with services to London, Gatwick International Airport and the vibrant city of Brighton and Hove.

Schooling for all age groups is well represented with a range of outstanding state and private schools.

The bungalow whilst already spacious has further planning permission to enlarge (SDNP/22/00256/FUL) to include rooms within the loft space.



# 7 East End Lane

Ditchling, Hassocks

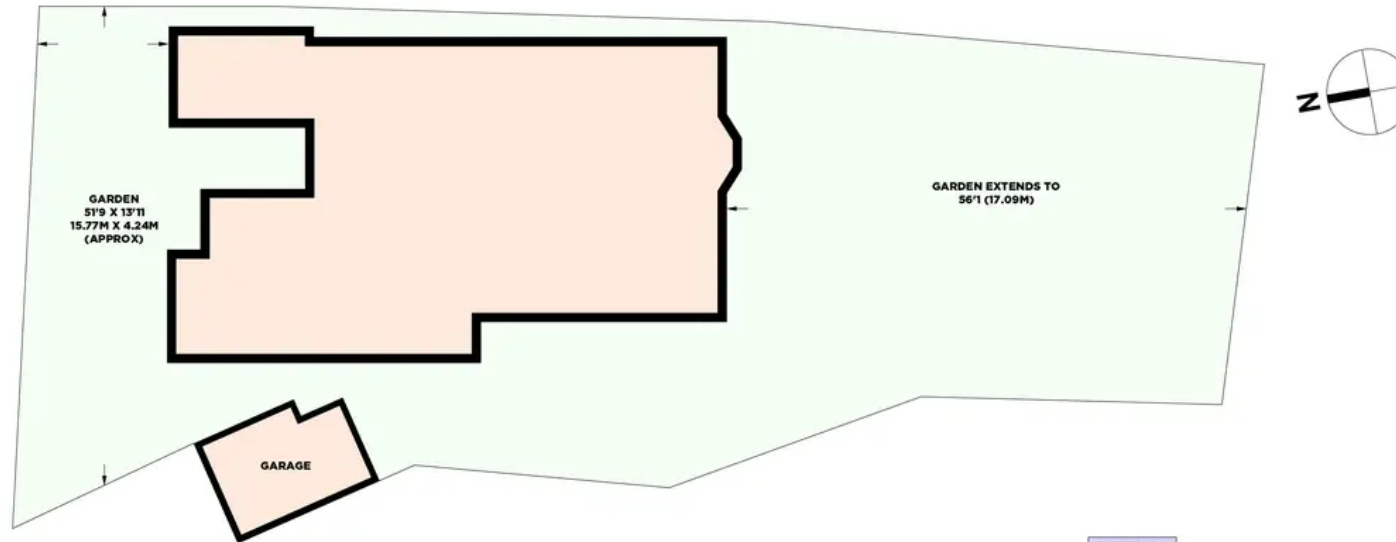
Set back behind a set of timber gates there is ample parking for four cars, plus a detached garage. The gardens are predominantly to the front, being south facing and mainly laid to lawns, with a further lawn and terrace to the rear of the bungalow. A large open plan kitchen/dining room is at the centre of the property, with a sizeable dual aspect separate sitting room. There are four bedrooms, one with an en-suite shower room, and a family bathroom. The self contained annexe provides one double bedroom with en-suite shower room, sitting room and a separate kitchen, the annexe could be incorporated into the main accommodations if required as there is an inner hallway and interconnecting doors, it also offers the opportunity to generate an income via letting or Airbnb or ideal to house an elderly relative whilst still providing independence.

- Four bedroom extended detached bungalow
- Separate self-contained Annexe
- Central village location
- Off road parking for up to four cars
- Family bathroom
- Separate shower room
- Kitchen diner
- No ongoing chain
- Planning consent for loft conversion
- EPC: E Council Tax: G

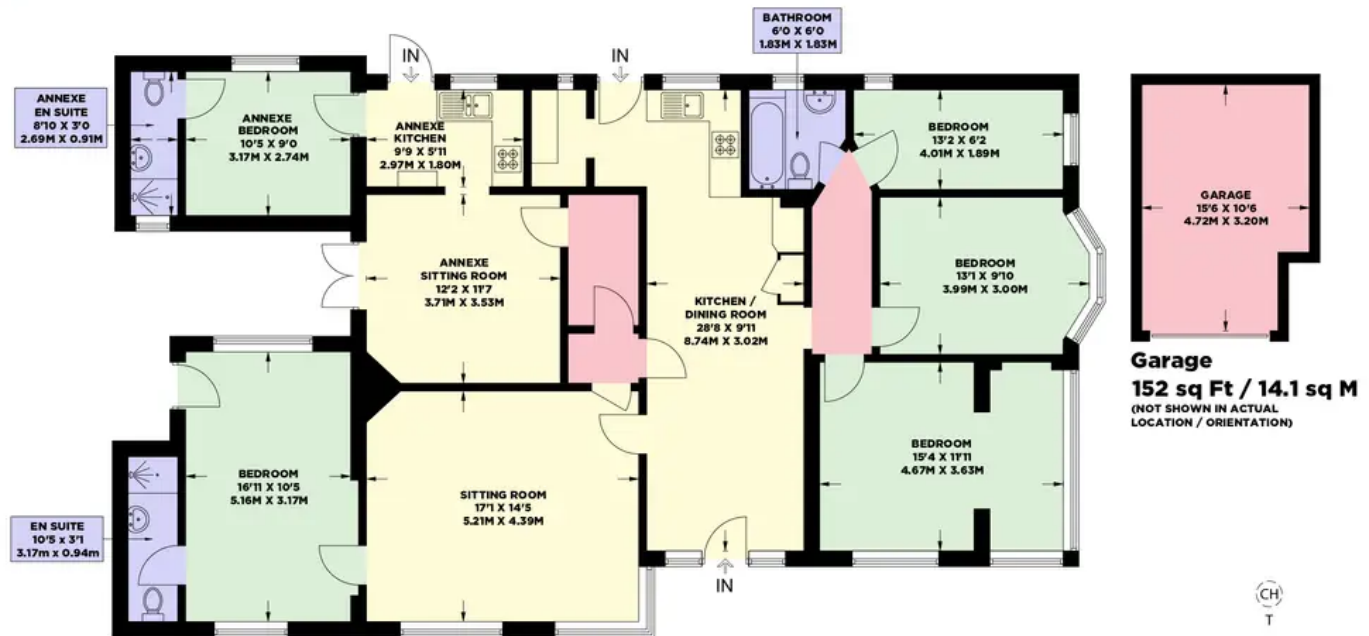


# 7 EAST END LANE

APPROXIMATE GROSS INTERNAL AREA  
**1864 sq ft / 173.2 sq m**



**Site Plan**



**Garage**  
**152 sq Ft / 14.1 sq M**  
 (NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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 Floor plan is for illustration and identification purposes only and is not to scale.  
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings shown is an approximate interpretation for illustrative purposes only.

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**MANSELL McTAGGART**  
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- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to look an appointment to view before embarking on any journey to see a property and check its availability.