



Bracadale

96 LEWES ROAD | DITCHLING | EAST SUSSEX | BN6 8TY

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Situation

An impeccably presented, extended and remodelled detached family home offering a design led interior including a bespoke 'Koop' kitchen and a beautifully landscaped south facing garden

Set back from the road, this detached family home has been significantly updated by the current owners, creating a stylish and highly considered home that combines the proportions and practicality of the original property with a distinctly contemporary feel. Of particular note is the addition of a striking single storey rear extension, clad in sweet chestnut to create a modern architectural contrast with the original brick built house. Internally, the principal living spaces have been opened up to create a superb family and entertaining space. The kitchen, dining and living areas now flow naturally together and connect directly with the south facing garden. At the heart of the home is the impressive open-plan kitchen and living space. The bespoke handmade kitchen, created by 'Koop', has been designed specifically for the space and features a beautifully understated contemporary finish with matt Silestone work surfaces, bespoke cabinetry and a range of high end appliances. The remainder of the ground floor provides excellent flexibility with a sitting room together with a useful utility room. The entrance hall provides access to the principal living accommodation and stairs rise to the first floor where there are three bedrooms. The south facing bedrooms enjoy views towards the South Downs with the principal bedroom and second bedroom each benefiting from en-suite cloakrooms in addition to the family bathroom. Outside, the property continues to offer a particularly attractive combination of privacy, entertaining space and practicality. The established south facing rear garden has been retained as a mature landscaped setting with the paved areas now upgraded with contemporary tiling and external lighting, creating an attractive extension to the newly formed living space and allowing the garden to be enjoyed well into the evening. The garden incorporates two raised areas of lawn, mature shrub and planted borders and established trees, together with the two water features which remain a charming focal point. Steps lead to a further area of garden and timber summer house with covered area, light and power. The property is approached over a block paved driveway providing generous off street parking.



Kitchen

- » Oak veneer wall and base units with fluted glass display cabinets
- » Matt finish 'Silestone' worksurfaces
- » Inset twin sinks with 'Buster & Punch' mixer tap
- » Inset 'Neff' induction hob with central downdraft vent
- » Integrated 'Neff' combination oven
- » Integrated 'Fisher & Paykel' oversized fridge and pull drawer freezer
- » Integrated 'Bosch' dishwasher
- » Large Island with matt finished 'Silestone' worksurface, breakfast bar and a range of cupboards under
- » Ceramic tiled floor with underfloor heating



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Fully tiled shower cubicle with hand shower attachment and glazed doors
- » Heated ladder style towel radiator

Principal Bedroom En-Suite Cloakroom

- » Low level w.c. suite
- » Wash hand basin with drawers under

Bedroom Two En-Suite Cloakroom

- » Low level w.c. suite
- » Wash hand basin with drawers under



Specification

- » Wall mounted gas fired boiler located in the kitchen
- » Photovoltaic solar panels
- » Bespoke 'Koop' kitchen and cabinetry work
- » Open plan kitchen/dining/family room with underfloor heating
- » 'Amtico' herringbone flooring
- » Landscaped south facing garden
- » Views of the South Downs
- » Large timber summer house with light and power
- » Off street parking for several cars



External

The property is approached over a block paved driveway providing off street parking for several vehicles. Side access leads to the rear garden via a timber gate, where a generous paved patio spans the full width of the property creating an excellent space for outdoor entertaining. Two attractive water features form focal points within the terrace, flanked by raised beds. Steps rise to a further area of garden where winding paved pathways lead through beds bordered by mature hedgerow. Tucked away in one corner is a large timber summer house with an adjoining covered seating area benefiting from light and power. The garden is further enhanced by thoughtfully positioned exterior lighting and a number of external power points.





Transport Links

Hassocks Train Station	approx. 1.6 miles
Haywards Heath Train Station	approx. 6.5 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.5 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.

Lewes Road, Ditchling, BN6 8TY

Approximate Gross Internal Area = 151.0 sq m / 1625 sq ft
Garden Store = 6.2 sq m / 67 sq ft
Total = 157.2 sq m / 1692 sq ft



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