



36 North End

DITCHLING | EAST SUSSEX | BN6 8TF

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Situation

An elegant and stylish Arts & Crafts semi-detached house arranged over 3 floors, situated within minutes' walk of the High Street and benefiting from a cottage style rear garden and contemporary garden studio

Ditchling, with its beautiful views of the South Downs, is a historic village playing host to a selection of local shops, cafés, a church, and two public houses including The Bull, an award-winning gastro pub. The larger village of Hassocks, with its mainline train station, is a short drive away and provides regular rail services to London and a more comprehensive array of shops. The local area benefits from a range of revered state and private schools for all ages.

Occupying a highly desirable position just moments from the heart of the High Street, this handsome Arts & Crafts styled home combines timeless character with thoughtfully extended accommodation, creating a beautifully balanced family home arranged over three floors. The elegant sitting room enjoys a prominent position at the front of the property where a large bay window fills the space with natural light. A striking cast iron fireplace with carved timber surround and slate hearth provides a wonderful focal point enhancing the room's warmth and character. To the rear, the home opens into an impressive kitchen/dining space designed for modern family living and entertaining. Featuring a vaulted ceiling, an abundance of natural light and doors opening directly onto the garden. The kitchen is fitted with a comprehensive range of contemporary cabinetry and integrated appliances, complemented by a useful utility/cloakroom offering additional storage and appliance space. The first floor provides two well-proportioned bedrooms alongside a beautifully appointed bathroom featuring a freestanding rolltop bath. On the second floor, a generous double bedroom enjoys a peaceful setting together with extensive eaves storage. Outside, the charming rear garden has been thoughtfully landscaped to create a private and inviting outdoor retreat. A paved terrace provides the perfect setting for dining, while the lawn is framed by mature planting and richly stocked borders bursting with traditional cottage garden colour throughout the seasons. A particularly noteworthy addition is the contemporary garden studio, complete with power, light and patio doors. Offering exceptional versatility, it provides an ideal space for home working, a creative studio or gym.



Overview

Kitchen

- » Shaker style wall and base units
- » Quartz worksurfaces
- » Inset butler style sink
- » Inset 'Neff' electric induction hob
- » Fitted 'Bosch' oven
- » Fitted 'Neff' fridge freezer
- » Fitted 'Whirlpool' dishwasher
- » Engineered oak flooring



Bathroom

- » Free standing roll top bath with wall mounted shower and glazed screen
- » Pedestal wash hand basin
- » Low level w.c. suite
- » Ceramic tiled floor with electric underfloor heating



Specification

- » Wall mounted 'Glow Worm' gas fired boiler located in the kitchen
- » Electric underfloor heating in the kitchen/dining room and bathroom
- » Contemporary studio in the rear garden with light and power

External

The property is approached via steps up to the front door. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property. The garden is predominantly laid to lawn with a further area of patio at the rear and bordered by well stocked shrub and plant beds. There is also the benefit of a garden studio complete with light power and double glazed doors out onto the garden.



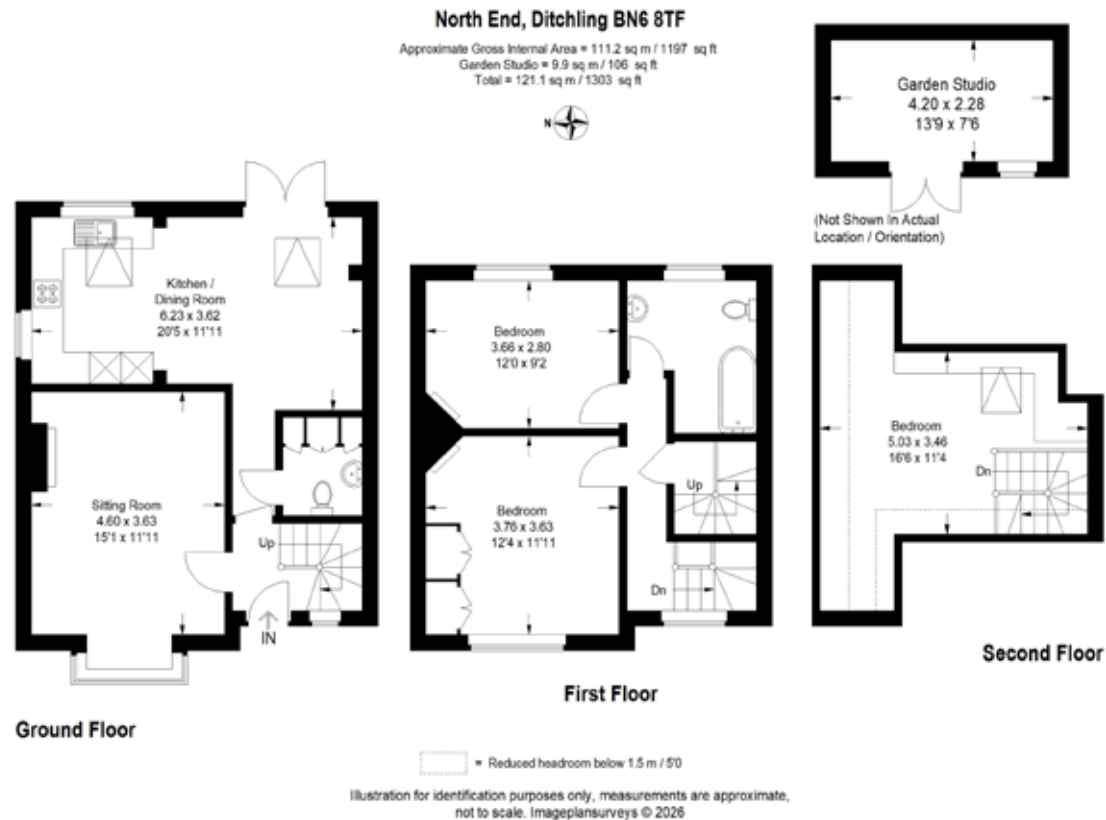


Transport Links from 36 North End

Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 6.4 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 26 miles

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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.



A buyer is advised to obtain verification from the solicitor.

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