



18 Dumbrells Court

NORTH END | DITCHLING | EAST SUSSEX | BN6 8TG

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Situation

A semi-detached bungalow situated within a small development exclusively for the over 55's with a private patio garden, garage situated within minutes' walk of the centre of the village

Ditchling with its beautiful views of the South Downs is a historic village playing host to a selection of local shops, cafés, a church, post office, health centre 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 for all ages.

This attractive bungalow offers comfortable, low-maintenance living throughout. The kitchen lies to the front of the property. The spacious sitting/dining room provides an inviting focal point with its decorative feature fireplace. Sliding double-glazed doors open directly onto the rear patio, creating a seamless connection between the indoor and outdoor spaces. The accommodation includes two generous double bedrooms, one of which benefits from built-in wardrobe storage, together with a well-appointed bathroom fitted with a coloured suite. Outside, the private patio garden offers an ideal space for relaxing or entertaining and enjoys direct access to the surrounding communal lawns beyond. There is also the benefit of a garage.



Overview

Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Inset 4 ring gas hob with extractor over
- » Integrated electric oven
- » Space for washing machine

Bathroom

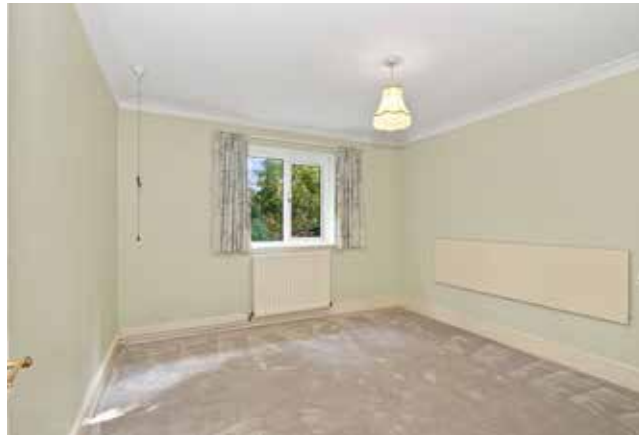
- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Fully tiled walls

Specification

- » Wall mounted gas fired boiler located in the kitchen
- » Focal fireplace with carved timber surround and marble inserts
- » Garage

External

The property is approached via a pedestrian walkway. A large, paved patio adjoins the rear of the property leading to an area of communal gardens that are mainly laid to lawn. The property also benefits from a garage.





Transport Links from 18 Dumbrells Court

Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 6.5 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3.3 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 26 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.

Dumbrells Court North End Ditchling, BN6 8TG

Approximate Gross Internal Area = 58.5 sq m / 630 sq ft

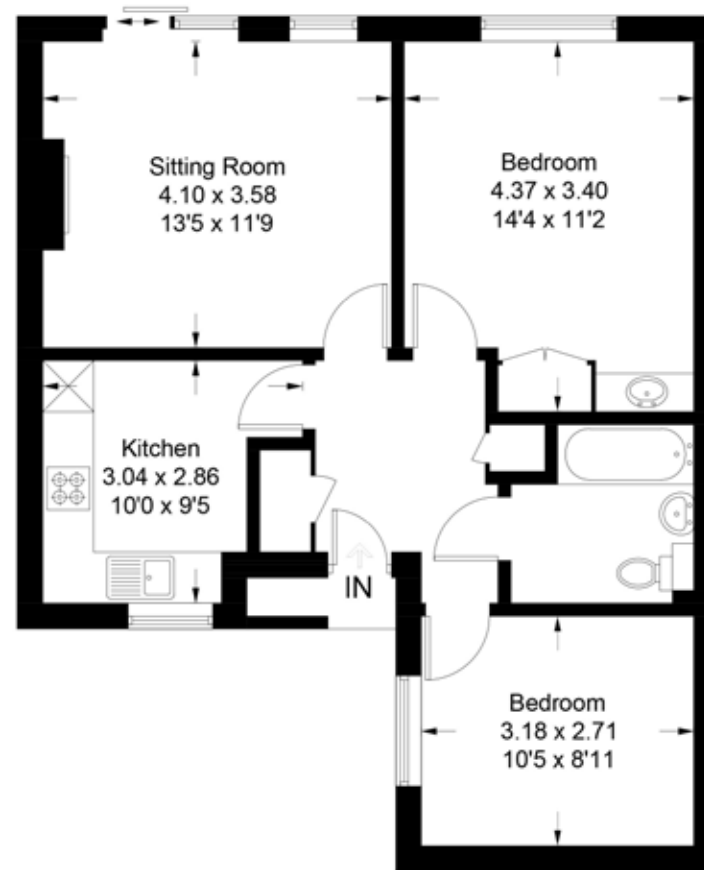


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

A buyer is advised to obtain verification from the solicitor.

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