



66 North End

DITCHLING | EAST SUSSEX | BN6 8TG

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# Situation

A charming detached period property offering an exciting renovation opportunity with rear garden and off street parking

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.

Situated within easy walking distance of the heart of the village, this detached period property, in need of updating, offers versatile living space along with a wealth of character features. A striking, double aspect sitting room has become the hub of the house, flooded with light and boasting vaulted ceilings, exposed beams and a focal fireplace. The kitchen has a range of shaker style units and space for appliances. The property boasts three bedrooms along with a study ideal for those working from home. The property sits in the middle of its plot with private, mature gardens to one side, predominantly laid to lawn with established shrub beds. On the other side lies a paved driveway with parking for several vehicles.





# Overview

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## Kitchen

- » 'Shaker Style' wall and base units
- » Integrated 'Diplomat' electric oven
- » Inset 'Diplomat' 4 ring gas hob with extractor over
- » Space for dishwasher

## Bathroom

- » Paneled bath with wall mounted shower
- » Wash hand basin
- » Separate w.c.

## Specification

- » Wall mounted 'Vaillant' gas fired boiler
- » Private rear garden
- » Parking for several vehicles

## External

The property is approached over a paved driveway with parking for several cars. The private garden lies to one side of the property with a central lawn bordered by mature shrub and plant beds.





## Transport Links

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.

## North End, Ditchling, BN6 8TG

Approximate Gross Internal Area = 91.0 sq m / 979 sq ft

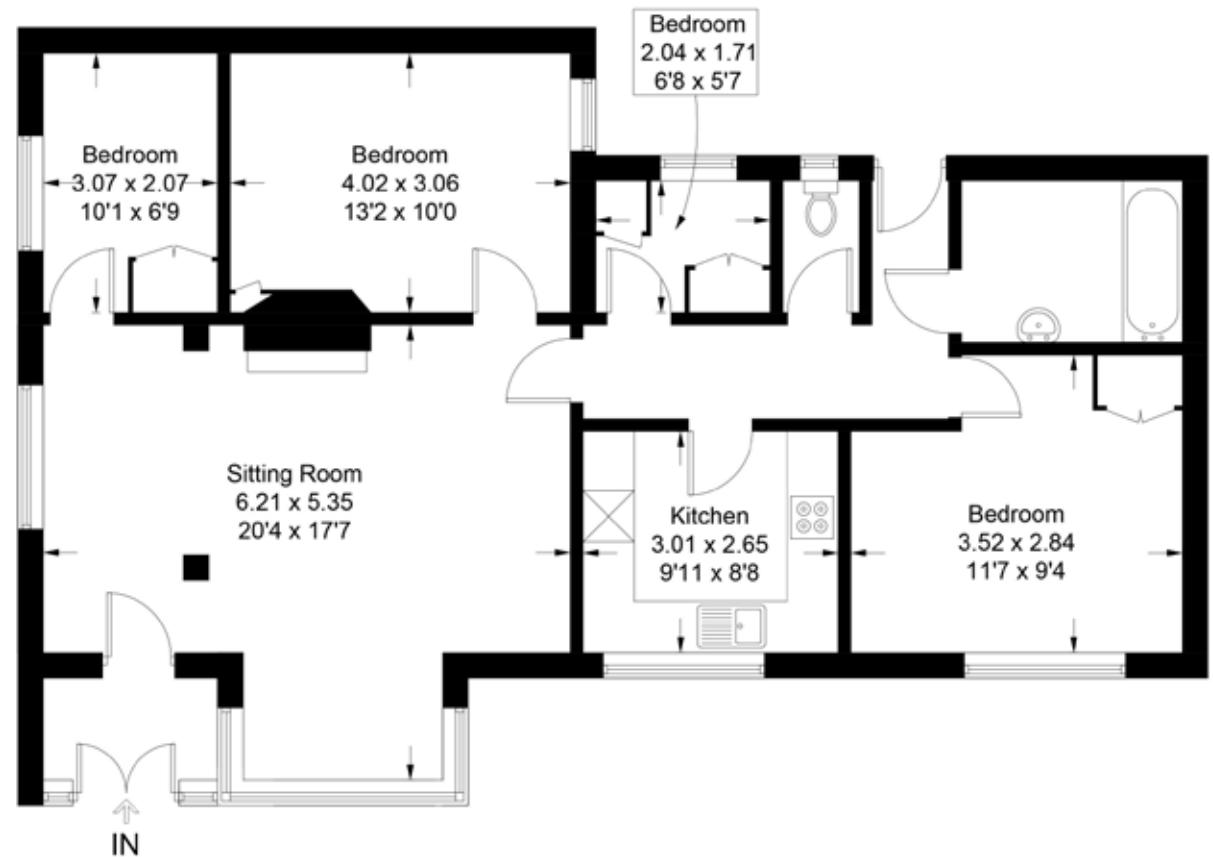


Illustration for identification purposes only, measurements are approximate, not to scale.  
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A buyer is advised to obtain verification from the solicitor.

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