

# THE HYDE

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SHIRLEYS, DITCHLING



THE HYDE

The Hyde is a wonderfully versatile detached home tucked away on Shirleys, widely regarded as one of Ditchling's most sought-after private roads. Originally built as a bungalow in the early 1980s, the property was later extended to the first floor in the early 1990s, creating the generous and adaptable accommodation you see today.

Our clients purchased the house in 2013 and have since carried out a full programme of renovation and modernisation, resulting in a home that feels bright, practical and well suited to modern living.

Set within this peaceful village location, close to the South Downs and the heart of historic Ditchling, the house offers approximately 1,886 sq ft of accommodation with a layout that will appeal to families, downsizers and those looking for flexible living.





## OPEN PLAN LIVING

The heart of The Hyde is the superb open plan reception, dining and kitchen space, extending to over 34ft and designed with sociable living in mind. The sitting and dining areas are light, generous and welcoming, with engineered wooden flooring adding warmth and continuity throughout the space. Large sliding doors open directly onto the paved rear terrace, creating an easy inside-outside flow during the warmer months and making the room ideal for entertaining.

The kitchen sits neatly within this open plan arrangement and has a contemporary finish with sleek grey cabinetry, quartz worktops and a useful breakfast peninsula. There is an excellent range of integrated appliances including Bosch fridge, freezer and dishwasher, Beko washing machine and a Britannia gas range cooker with extractor above.

The Amtico tiled floor is practical and stylish, while the wide window over the sink draws in natural light and frames a lovely outlook to the garden. It is a calm, well-planned space that works equally well for busy family life or relaxed weekends with friends.





## LATERAL LIVING

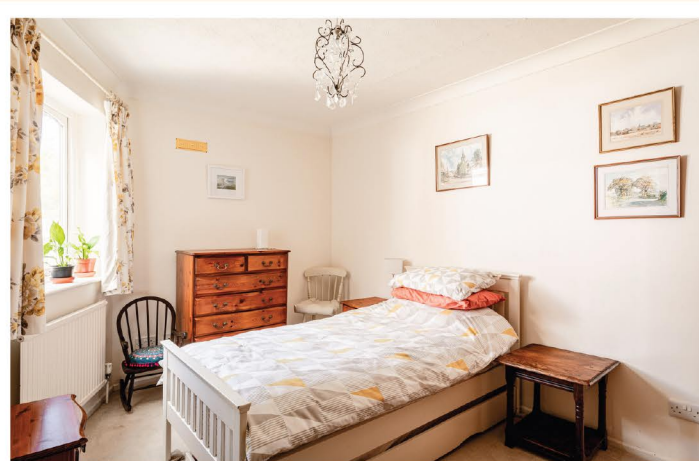
One of the great strengths of The Hyde is the amount of accommodation available on the ground floor. There are up to three bedrooms on this level, giving real flexibility depending on the needs of the buyer.

For downsizers, this layout is particularly appealing, allowing comfortable day-to-day living across one floor while still retaining additional accommodation upstairs for guests, family or hobbies.

The ground floor bedrooms are well-proportioned, with two positioned to the quieter side of the house and another enjoying an outlook towards the front.

They are served by both a family bathroom and a separate shower room, making the layout practical for visiting family, older children or multi-generational living.

Equally, one of these rooms could work perfectly as a home office, snug or hobby room, depending on lifestyle.





## THE FIRST FLOOR

The first floor extension has added two further double bedrooms, both enjoying a sense of separation from the main ground floor accommodation.

The principal bedroom is a generous, bright room with pleasant views over the surrounding greenery, while the second bedroom is also a comfortable double.

These rooms are served by a spacious contemporary bathroom, complete with bath, separate walk-in shower, twin wash hand basins set within a vanity unit, Travertine marble floor tiles and electric underfloor heating.

The first floor creates a peaceful bedroom suite-style arrangement and adds another layer of flexibility to an already adaptable home.

# STEP OUTSIDE

The outside space is a real feature of The Hyde. To the rear, the private south-facing garden has been thoughtfully landscaped to create distinct areas for relaxing, entertaining and family use. A generous paved terrace sits directly off the open plan living space, making it ideal for al-fresco dining, with inset planting beds adding colour and structure. Steps lead up to a large level lawn, enclosed by mature hedging and established planting which provide a lovely sense of privacy.

To the front, a sizeable driveway provides parking for several cars and leads to the integral garage. Gated side access connects through to the rear garden, while the garage offers useful storage, workshop potential or scope for practical day-to-day use. The overall arrangement makes the house as easy to live in outside as it is inside, with plenty of space for cars, garden furniture, children's play and entertaining.





# OUT & ABOUT

Shirleys is, without doubt, one of the most desirable private roads in the area whilst Ditching is one of the most desirable villages in Sussex, nestled within the South Downs National Park and offering oodles of character & charm and a thriving community. Nye Lane itself is within easy reach of the village centre which offers an eclectic mix of stores, stores, cafes and pubs including The Bull – an award winning gastropub which serves fabulous food – a real favourite amongst the locals.

For a light bite or a coffee, The Green Welly café is the place to go offering breakfast, lunch and freshly baked bread & cakes.

St Margaret's CofE Primary School is a couple of minutes' walk and further afield you have a superb selection of state & private schools including Downlands Community School (11-16), Hurstpierpoint College, Brighton College and Burgess Hill Girls.

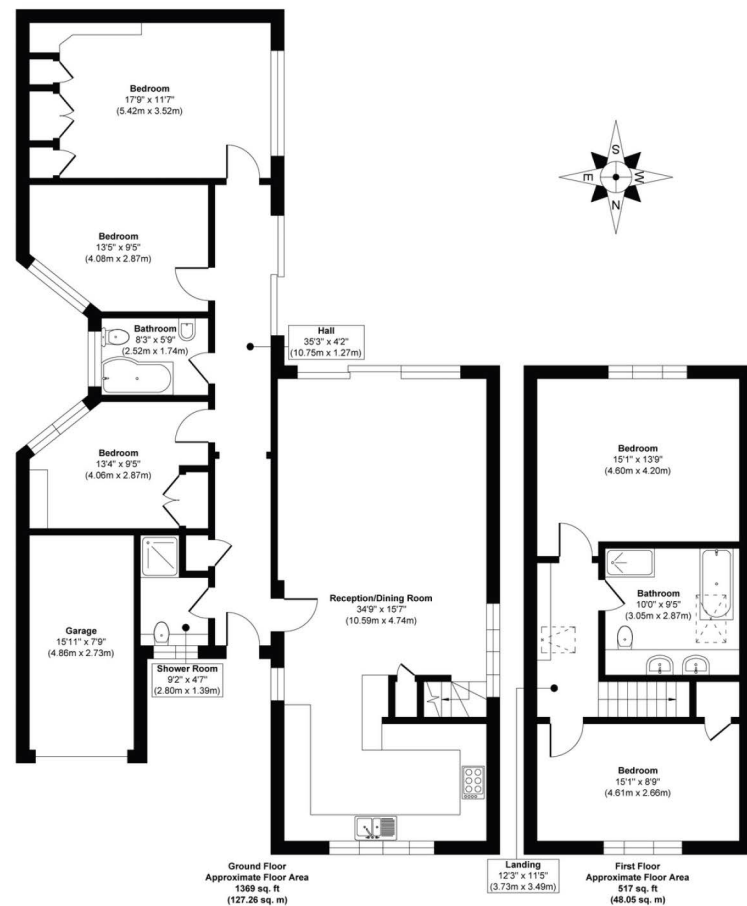


The larger, neighbouring village of Hassocks offers more extensive facilities and mainline rail services to London, Brighton and Gatwick International Airport.

The cosmopolitan city of Brighton & Hove is just eight miles south and provides world class shopping and dining.

Being so close to the South Downs National Park means you have breath-taking walks and rides literally on your doorstep. Ditchling Beacon to "Jack & Jill" is one of our favourites for sure!





**Approx. Gross Internal Floor Area 1886 sq. ft / 175.31 sq. m**

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

Produced by Elements Property

# THE FINER DETAILS

Title Number: ESX45491

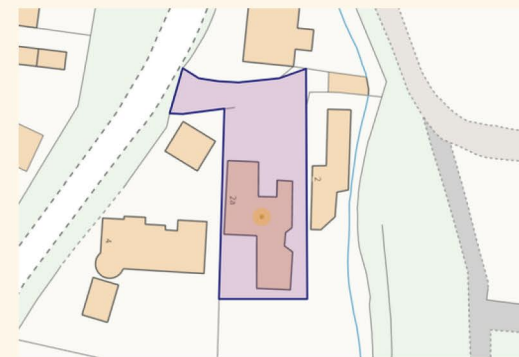
Tenure: Freehold

Local Authority: Lewes District Council

Council Tax Band: G

Services: Mains gas, water, electricity and drainage (not tested)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

