



One Hill Cottage

24 EAST GARDENS | DITCHLING | EAST SUSSEX | BN6 8ST

Chatt
estates

Situation

An extended semi-detached older style house situated in a peaceful location, close to the centre of the village and having beautiful views of the South Downs

The village of Ditchling, steeped in history and with its embedded ties to the arts, provides a traditional array of local shops and amenities. Hassocks mainline railway station is situated approximately a mile away and provides regular services to London, Brighton and Gatwick (Victoria in approximately 55 minutes). Further to this Gatwick airport can be reached by car in approximately 30 minutes. The area is brimming with well-respected state and private schools including Ditchling C of E, Great Walstead, Downlands, Burgess Hill School for Girls, Hurst College and Brighton College. The city of Brighton and Hove is approximately 9 miles away and provides world class shopping, restaurants and provisions of the arts with a diverse twist. The surrounding countryside and rolling South Downs provide the finest backdrop for walking and horse riding.

This semi-detached family house has been extended over the years and benefits from a light open plan style sitting/dining room with oak flooring and an inset multi fuel 'Stovax' burner. There is a sizable kitchen and a useful utility room along with plentiful storage. Further to this is the benefit of a modern style ground floor shower room. The first floor provides a split level bathroom and 3 bedrooms, of which 2 benefit from glorious views towards the South Downs. The rear south facing garden is predominately laid to lawn with an area of decking adjoining the rear of the property. There is the benefit of a timber studio and covered bike store. The property is approached via timber five bar gates a brick block driveway and has parking for several cars.



Overview

Kitchen

- » Wall and base units
- » Inset 'Whirlpool' 4 ring gas hob with extractor fan over
- » Fitted 'AEG' electric oven
- » Space for slimline dishwasher
- » Space for fridge freezer
- » Ceramic tiled floor

Bathrooms

Ground Floor Shower Room

- » Fitted shower cubical with wall mounted shower and glazed door
- » Low level w.c. suite
- » Inset wash hand basin

First Floor Bathroom

- » Panelled bath
- » Low level w.c. suite
- » Pedestal wash hand basin

Specification

- » Wall mounted 'Worcester' gas fired boiler located in the utility room
- » Utility room with space for a washing machine
- » Inset 'Stovax' burner with slate hearth wood store

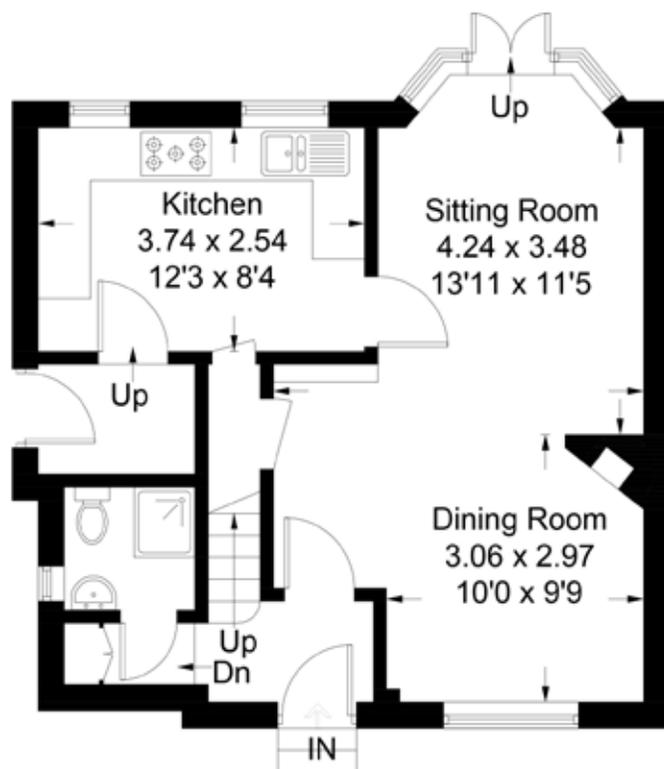
External

The property is approached via timber gates over a brick block driveway with parking for a couple of cars. There is also the benefit of a further paved parking space in front of the property. Side access to the rear garden is via a brick block path. Decking adjoins the rear of the property leading to an expanse of lawn. At the rear of the garden is a timber studio and covered bike store.

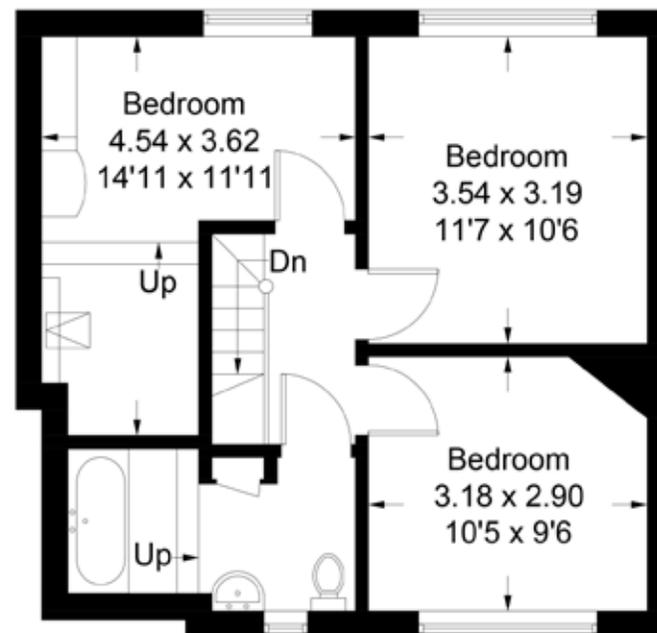


East Gardens, Ditchling, BN6 8ST

Approximate Gross Internal Area = 90.4 sq m / 973 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID399073)

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.

A buyer is advised to obtain verification from the solicitor. Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

34 HIGH STREET | DITCHLING | EAST SUSSEX | BN6 8TA

Chatt
estates