



27 Dumbrells Court

NORTH END | DITCHLING | EAST SUSSEX | BN6 8TG

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Situation

A well-presented semi-detached property situated in the heart of a small development exclusively for the over 55's with a patio garden and garage, 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.

The property offers two sizable reception rooms on the ground floor including a dining room with patio doors out onto the rear patio and a sitting room with inset electric coal effect fire with carved painted timber surround, marble inserts and hearth. There is the further benefit of a utility/cloakroom with fitted worksurfaces and space with plumbing for a washing machine. The first floor has 3 bedrooms with the 3rd bedroom currently being used as an office. There is also the benefit of a bathroom. A patio garden adjoins the rear of the property leading to an area of communal lawn. There is also the benefit of a garage.



Overview

Kitchen

- » Wall and base units
- » Inset 4 ring electric hob with extractor fan over
- » Fitted dishwasher
- » Space for fridge freezer
- » Tiled splashbacks

Bathroom

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

Specification

- » Wall mounted gas fired boiler located in the kitchen
- » Cloakroom/W.c. suite with fitted worksurfaces and space with plumbing for a washing machine
- » Garage

External

The property is approached via a pedestrian walkway. A paved patio adjoins the rear of the property bordered by well stocked shrub and plant beds. Attached to this is an area of communal gardens that are mainly laid to lawn. There is also the benefit of a brick built garage with an up and over door.





Transport Links from 27 Dumbrells Court

Hassocks Train Station	approx. 1.7 mile
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 (Including External Cupboard)
99.8 sq m / 1074 sq ft

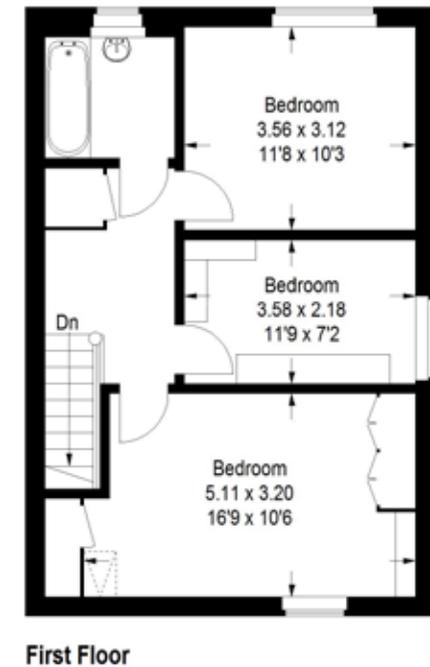
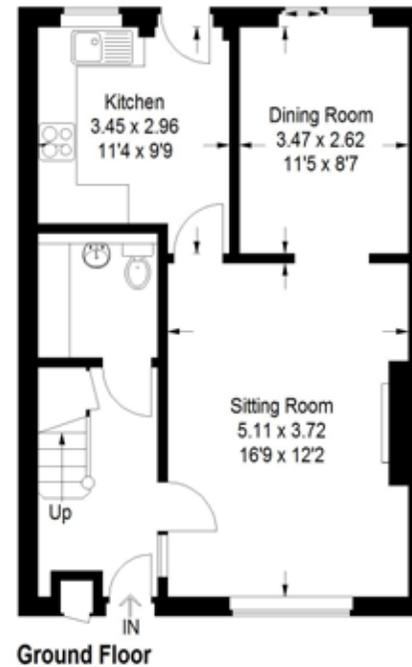


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2019

A buyer is advised to obtain verification from the solicitor.

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