



3 The Twitten

DITCHLING | EAST SUSSEX | BN6 8UJ

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Situation

A quaint period cottage centrally located within the village benefiting from south facing gardens 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.

This quaint cottage is situated along an enviable road a stone's throw from the centre of the village. The ground floor accommodation comprises a double aspect sitting room with a central fireplace housing a 'Stovax' cast iron wood burning stove on a slate hearth. The kitchen with shaker style units and oak worksurfaces has a range of fitted appliances and the benefit of electric underfloor heating. Stairs lead to the first floor where there are 2 bedrooms and a bathroom benefiting from both a panelled bath and separate fully tiled shower cubicle. The gardens surround the cottage on 2 sides with the southern walled garden being predominantly laid to lawn. The rear garden extends to the east and comprises an area of paved and decked terrace along with shrub and plant beds. The property has the rare benefit of off street parking.



Overview

Kitchen

- » Shaker style wall and base units
- » Oak block worksurfaces
- » Inset stainless steel sink and drainer
- » Inset 4 ring 'Bosch' gas hob
- » Fitted 'Bosch' electric oven under
- » Inset 'Lamona' slimline dishwasher
- » Fitted fridge freezer

Bathroom

- » Panelled bath
- » Fully tiled shower cubicle with wall mounted shower and glazed sliding screen
- » Pedestal wash hand basin
- » Low level w.c. suite

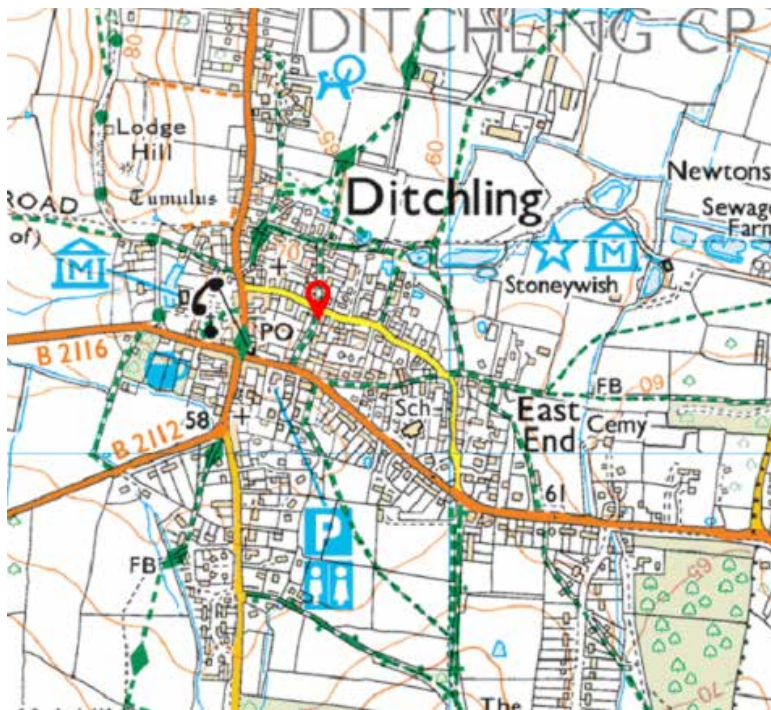
Specification

- » Wall mounted 'Worcester' gas fired boiler located in bedroom 2
- » Electric underfloor heating to the kitchen
- » Walled rear garden
- » Parking

External

The property is approached via a wrought iron gate with a paved path to the front door. The path continues to the south side of the property where there is a fully walled area of lawn with a large well stocked shrub bed. A paved and decked terrace adjoins the rear of the property with a sizable shrub and plant bed along with a timber garden shed. There is a gravelled area providing parking with access out on to East End Lane.





Transport Links from 3 The Twitten

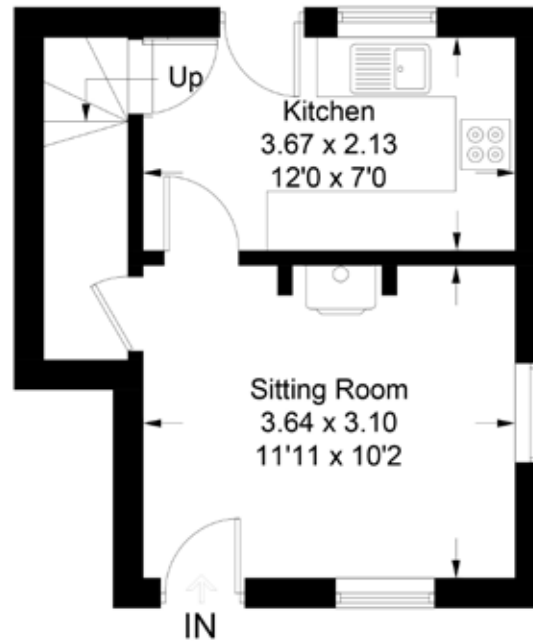
Hassocks Train Station	approx. 1.6 miles
Haywards Heath Train Station	approx. 6.9 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 25 miles

Consumer protection from unfair trading regulations 2008

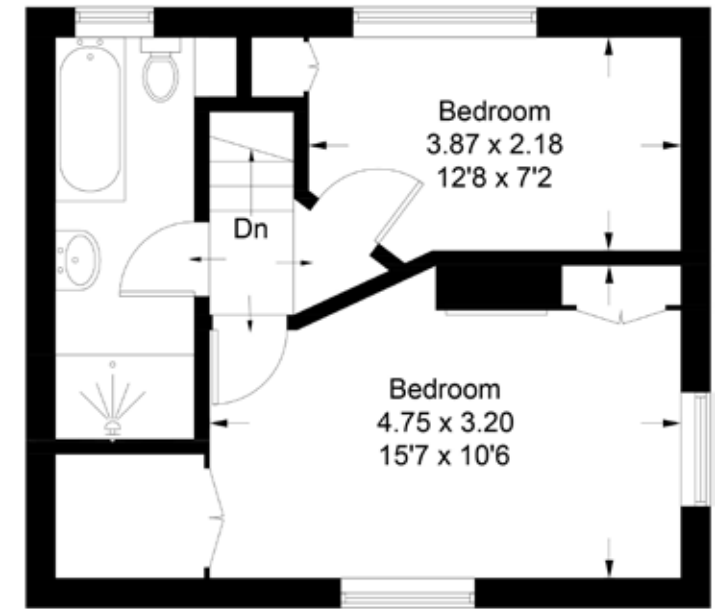
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

The Twitten, Ditchling, BN6 8UJ

Approximate Gross Internal Area = 58.2 sq m / 626 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

A buyer is advised to obtain verification from the solicitor.

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