



33 Dumbrells Court  
DITCHLING | EAST SUSSEX | BN6 8TG

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# Situation

A well-presented 2 double bedroom house exclusively for the over 55's, within minutes walk of the centre of the village benefiting from a garage, private patio and communal gardens

The village of Ditchling, steeped in history and with its embedded ties to the arts, provides a traditional range of local shops and amenities. Hassocks is situated approximately a mile away and provides regular mainline rail 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 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 other recreational activities.

33 Dumbrells Court is situated in the heart of this select development with a private rear patio and wonderfully maintained and quiet communal gardens. The property offers 2 large reception rooms with the sitting room boasting a coal effect gas fire with carved timber surround, marble inserts and hearth. The dining room and reception hall have the benefit of Karndean flooring. The first floor has 2 double bedrooms with the benefit of fitted wardrobe cupboards and a bathroom. The rear patio is private and adjoins a large expanse of the communal gardens. There is also the benefit of a brick built garage with an up and over door. Dumbrells Court has an onsite resident manager and a 24 hour emergency alarm system.



# Overview

## Kitchen

- » Cream wall and base units including glass fronted display cabinets
- » Inset 'Hotpoint' 4 ring electric halogen hob
- » Fitted 'Beko' fan assisted electric oven
- » Space for slimline dishwasher
- » Space for fridge freezer
- » Ceramic tiled floor



## Bathroom

- » Fully tiled, easy access shower cubicle with wall mounted electric shower
- » Low level w.c. suite
- » Wash hand basin with cupboard under
- » Heated ladder style radiator
- » Fully tiled walls

## Specification

- » Wall Mounted 'Alpha' gas fired boiler located in the kitchen
- » 2 double bedrooms
- » Onsite resident manager and a 24 hour emergency alarm system
- » 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 expanse 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.



# Dumbrells Court, North End, Ditchling BN6 8TG

Approximate Gross Internal Area  
(Excluding Store)  
93.7 sq m / 1009 sq ft  
Garage = 14.3 sq m / 154 sq ft  
Total = 108.0 sq m / 1163 sq ft

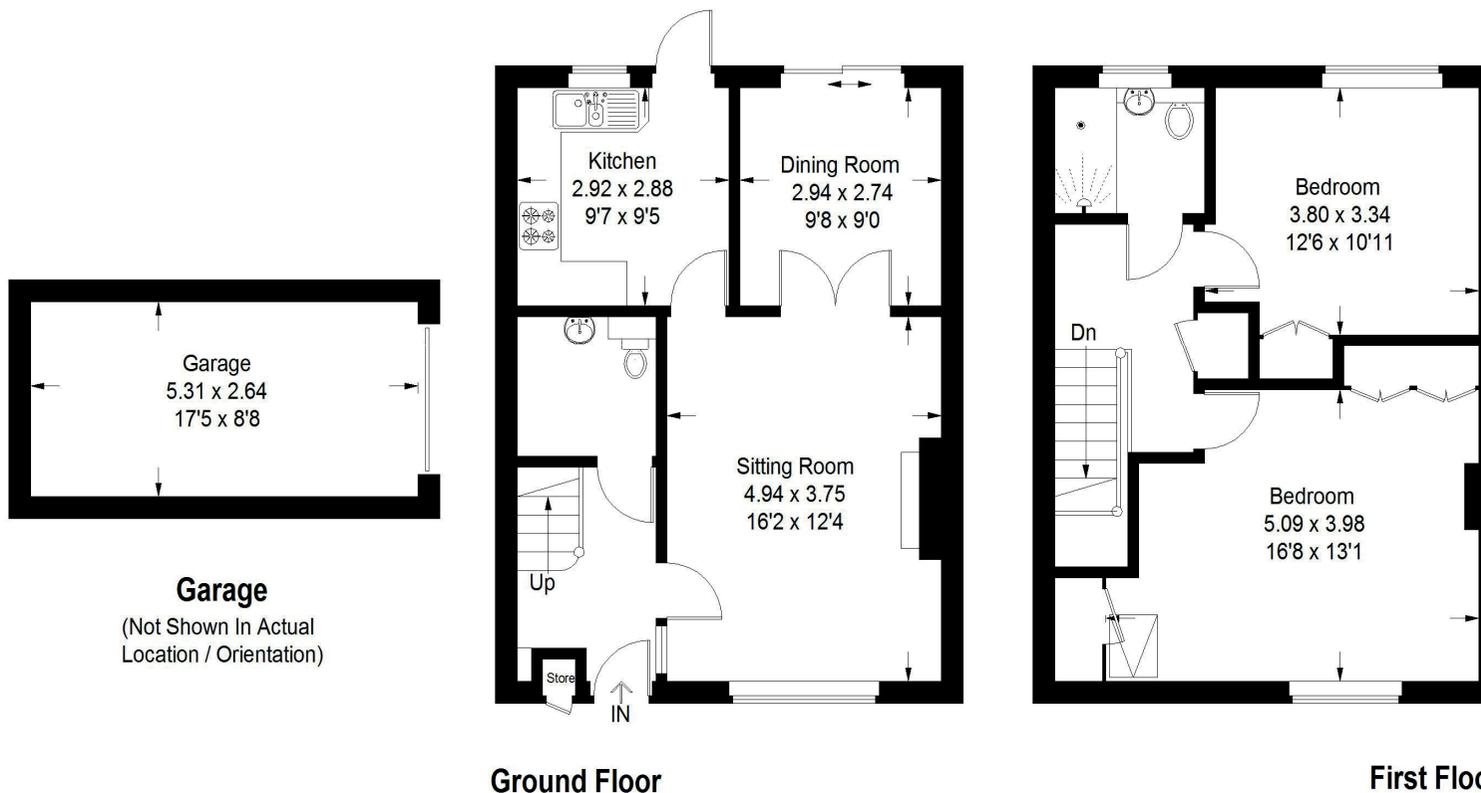


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID369758)

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