



34 Dumbrells Court

NORTH END | DITCHLING | EAST SUSSEX | BN6 8TG

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Situation

An immaculately presented and significantly updated end of terrace 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

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 for all ages.

The property has been significantly updated over the years and benefits from a refitted luxury first floor shower room, oak floors and Office with fitted desk and shelves. There are 2 good sized reception rooms both benefiting from oak flooring with the dining room having double glazed patio doors leading out onto the extended sunny rear patio. The first floor has 3 bedrooms with one of the bedrooms currently being used as an office. There is also a utility room with fitted units and a w.c. A paved patio adjoins the rear of the property leading to an area of communal gardens with a feature brick and flint wall. There is also the benefit of a garage.



Overview

Kitchen

- » Hi-gloss wall and base units
- » Inset 'Lamona' 4 ring gas hob with extractor over
- » Fitted 'Lamona' electric oven
- » Fitted 'Bosch' slimline dishwasher
- » Fitted 'Lamona' fridge freezer
- » Space for microwave
- » Ceramic tiled floor

Shower Room

- » Large walk in shower with ceiling mounted shower, hand shower attachment and glazed screen
- » Wash hand basin with cupboards under
- » Low level w.c. suite
- » Heated ladder style towel radiator
- » Ceramic tiled walls and floor

Specification

- » Open fireplace with carved, painted timber surround and marble inserts
- » Garage with up and over door

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.





Transport Links from 34 Dumbrells Court

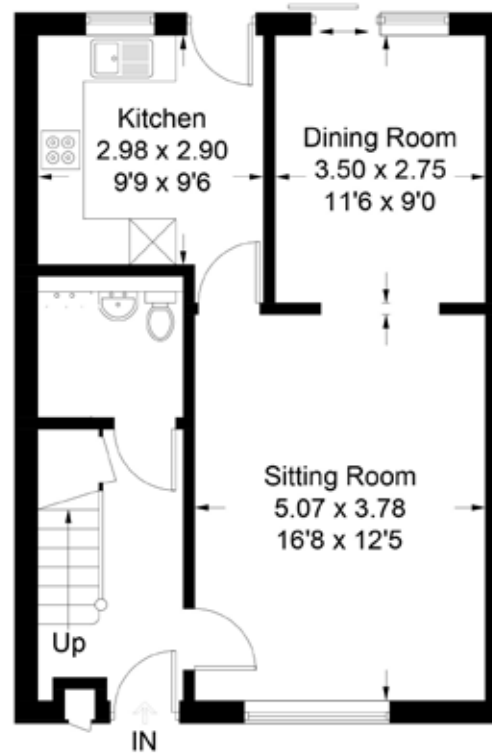
Hassocks Train Station	approx. 1.7 mile
Haywards Heath Train Station	approx. 6.5 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3.3 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 26 miles

Consumer protection from unfair trading regulations 2008

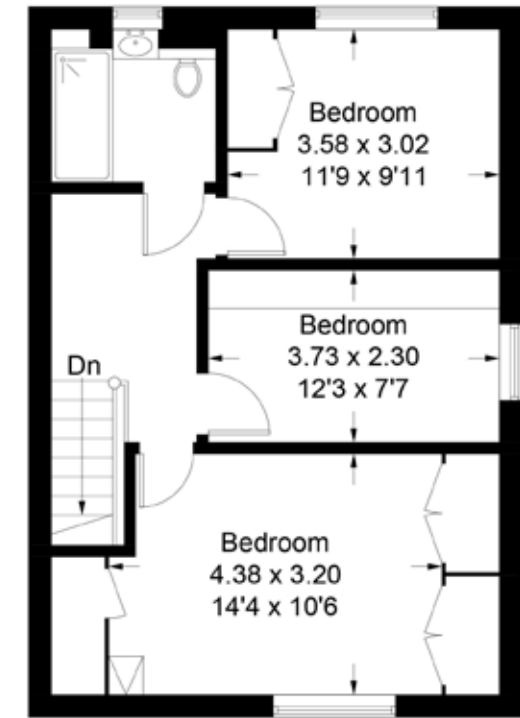
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

Dumbrells Court, Ditchling, BN6 8TG

Approximate Gross Internal Area = 102.3 sq m / 1101 sq ft



Ground Floor



First Floor

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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