



36 Lewes Road

DITCHLING | EAST SUSSEX | BN6 8TU

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Situation

A prominently positioned and well extended Edwardian family house benefiting from a south facing rear garden, glorious views of the South Downs and within minutes walk of the High Street

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 and schooling for all ages.

With origins dating back to the turn of the century this Edwardian family house is prominently positioned within the village and having been substantially enlarged over the years offers space in abundance. The property benefits from 5 sizable reception rooms boasting a wealth of period and character features including high ceilings and cast iron fireplaces. Of particular note is the light conservatory benefiting from electric underfloor heating and a view to the south facing rear garden. There is also the benefit of a utility room and access to the garage and a light study. The first floor provides a bathroom, 2 en-suite shower rooms and 4 double bedrooms including a sizable triple aspect master bedroom with en-suite shower room and stunning views of the South Downs. A walled driveway provides parking for several cars and access to the double length garage. The rear south facing garden is of an excellent size and is predominantly laid to lawn with a selection of mature trees and well stocked shrub and plant beds. There is also the benefit of a paved terrace adjoining the rear of the property providing the perfect spot to enjoy the glorious views of the South Downs.



Kitchen

“Beautiful granite worksurfaces with breakfast bar”

- » Shaker style wall and base units
- » Granite work surface with breakfast bar
- » Inset 'Butler Style' sink and drainer
- » Inset 'AEG' 4 ring electric induction hob
- » Fitted eye level 'Zanussi' electric double oven
- » Fitted fridge
- » Space for dishwasher
- » Space for free standing fridge
- » Slate floor with electric underfloor heating



Bathroom

“A wealth of character and period features including high ceilings and cast iron fireplaces”

Family Bathroom

- » Panelled bath
- » Low level w.c. suite
- » Wash hand basin with cupboards under



Master Bedroom En-Suite Shower Room

- » Large walk in fully tiled shower with glazed screens and wall mounted shower
- » Two modern style pedestal wash hand basins
- » Low level w.c. suite
- » Heated ladder style towel radiator

Bedroom 2 En-suite Shower Room

- » Fully tiled shower cubicle with curved glazed sliding doors and wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator
- » Fully tiled walls



Specification

“Glorious views of the rolling South Downs”

- » Wall mounted 'Vaillant' gas fired boiler located in the garage
- » Electric underfloor heating in the kitchen and conservatory
- » Large utility room
- » Energy efficient 'K Glass' in the conservatory
- » Garage
- » South facing garden secured for dogs
- » Stunning views of the South Downs
- » Off street parking for several cars



External

“Sizable south facing garden with a selection of fruit trees”

The property is approached over a shingle driveway with parking for several cars and access to the garage. A brick block paved path leads to the front door with shrub and plant beds and small trees lining the flint and brick wall. A two tiered paved terrace adjoins the rear of the property to an expanse of lawn. The lawn is interjected with well stocked shrub and plant beds and mature trees including a selection of fruit trees. There is the benefit of a timber garden shed



Transport Links

Hassocks Train Station	approx. 1.5 miles
Haywards Heath Train Station	approx. 6.5 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 25 miles



Lewes Road, Ditchling, BN6 8TU

Approximate Gross Internal Area
224 sq m / 2411 sq ft
Garage = 21.1 sq m / 227 sq ft
Total = 245.1 sq m / 2638 sq ft

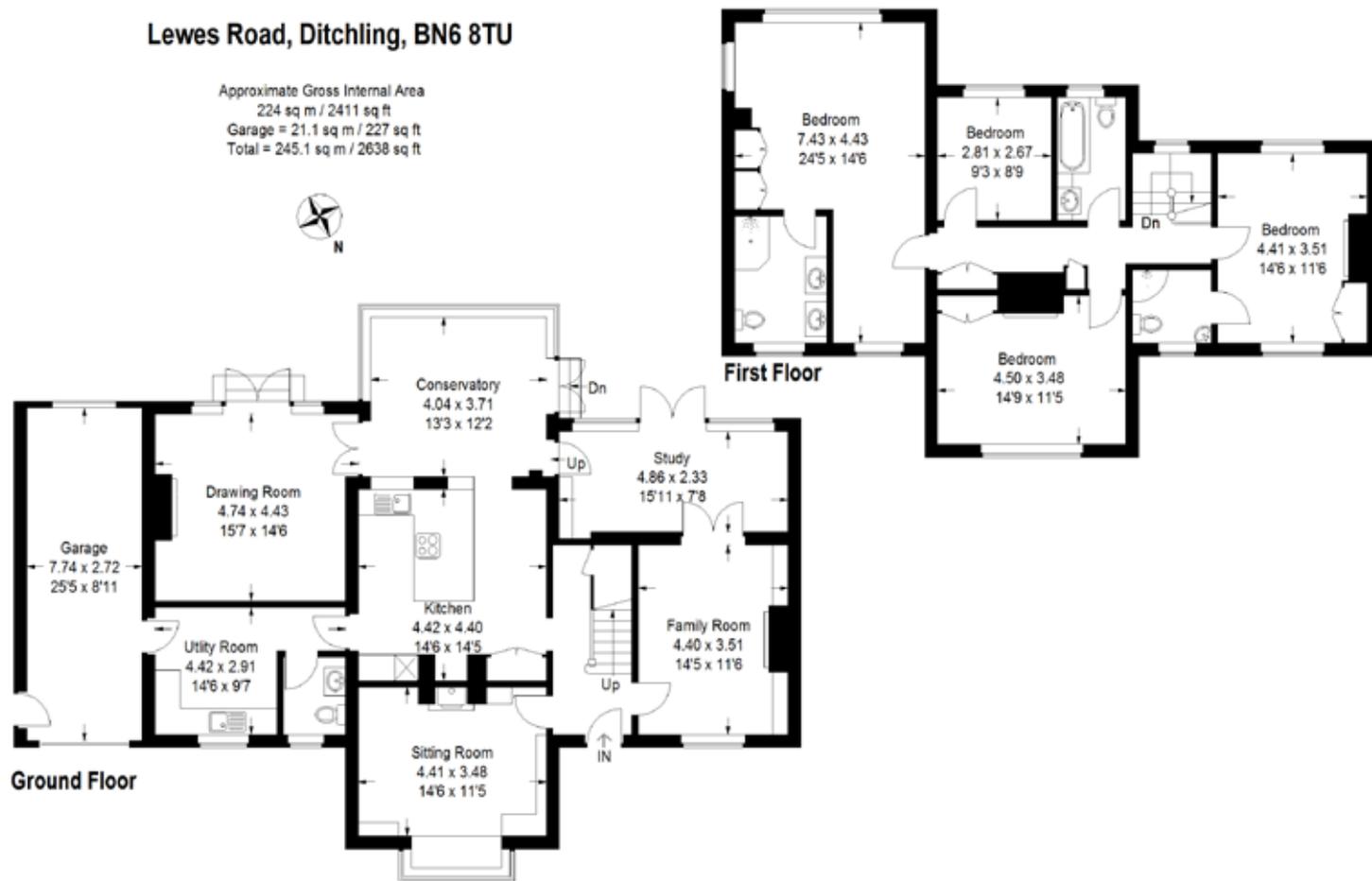


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A buyer is advised to obtain verification from the solicitor.

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