



60 East End Lane

DITCHLING | EAST SUSSEX | BN6 8UR

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Situation

A significantly updated and character filled Edwardian end of terrace house, arranged over 3 floors benefiting from a large south facing rear garden and glorious views of the South Downs

Ditchling, nestled within the South Downs National Park, is a historic village playing host to a selection of local shops, cafes, a church and two public houses which include The Bull, an award-winning gastro pub. The larger village of Hassocks is a short drive away, as is the city of Brighton and Hove, both offering mainline train connections to London as well as a greater array of shops and restaurants. This area of Sussex also benefits from a variety of superb private and state schools for all ages, within easy reach of the village.

Situated along a quiet and enviable lane just a stone's throw from the centre of the village, this beautiful Edwardian property retains many period and character features including cast iron fireplaces and sash windows. The sitting room is at the front of the property with a focal open cast iron fireplace with tiled hearth. The dining room and kitchen reside at the rear and look out over the landscaped south facing garden. Stairs lead to the first floor where there are 2 double bedrooms and a family bathroom benefiting from both a panelled bath and separate shower cubicle. A further double bedroom resides on the second floor and is serviced by an en-suite bathroom with a free-standing roll top bath. The rear garden is predominantly laid to lawn with a patio adjoining the rear of the property and softened with quintessential country garden planting throughout with well stocked shrubs, plant beds and borders on either side.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset ceramic sink and drainer
- » Space for gas cooker
- » Integrated fridge freezer
- » Space for slimline dishwasher
- » Quarry tiled floor



Bathrooms

Family Bathroom and en-suite bathroom benefiting from fully fitted white suites comprising a free-standing cast-iron roll top bath, panelled bath with hand shower attachment, fully tiled shower cubicle with wall mounted shower and hand shower attachment, low level w.c. suites and wash hand basins.



Specification

- » Wall mounted 'Vaillant' gas fired boiler located in the family bathroom
- » Breathtaking views of the South Downs
- » Landscaped south facing rear garden

External

The property is approached via a timber gate and over a path to the front door flanked on one side by an area of shingle. A paved patio adjoins the rear of the property to lawn bordered on both sides by well stocked shrub and plant beds. At the end of the garden is a further paved patio with a timber garden shed.





East End Lane, Ditchling, BN6 8UR

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft



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

Imageplansurveys @ 2023

Transport Links

Hassocks Train Station	approx. 1.5 miles
Haywards Heath Train Station	approx. 6.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.3 miles
Brighton	approx. 9.5 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.

A buyer is advised to obtain verification from the solicitor.

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