



74 Lewes Road  
DITCHLING | EAST SUSSEX | BN6 8TY

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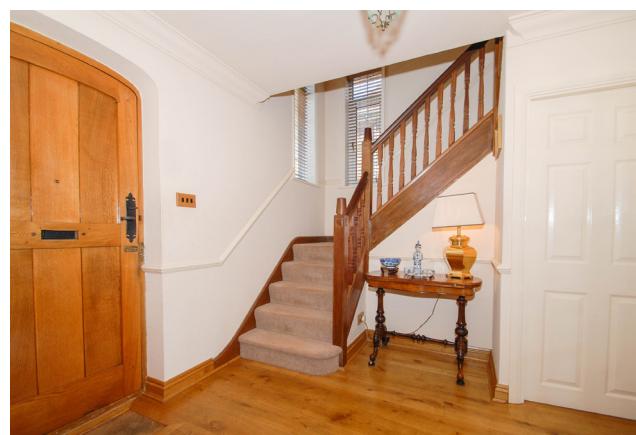


# Situation

A well-presented and spacious detached family house situated within minutes' walk of the recreation ground and benefiting from a private south facing rear garden and views of the South Downs

The village of Ditchling, steeped in history and with its embedded ties to the arts, provides a traditional array of local shops and amenities. Hassocks mainline railway station is situated approximately 1.5 miles away and provides regular 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 area is brimming with well-respected state and private schools including Ditchling C of E, Great Walstead, Downlands, Burgess Hill School for Girls, Hurst College and Brighton College. 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 horse riding.

Situated in a sought-after location just a short walk from the centre of the village, the property enjoys a south facing rear garden that backs onto neighbouring farmland. Amassing to approximately 2,500 sq ft (including the integral garage) the property has 4 sizeable reception rooms, all looking out over the rear garden. The kitchen/breakfast room is a clear feature with a bespoke kitchen with central island unit and bi-fold doors out on to the rear terrace. The first floor has a master bedroom with fitted wardrobe cupboards and a sizeable en-suite bathroom. There are a further 4 double bedrooms and 2 bathrooms. The rear south facing garden is private and predominantly laid to lawn backing onto neighbouring farmland. The front of the property is equally as private and has a sweeping driveway providing parking for several cars and access to the integral garage.



# Kitchen

- » Oak wall and base units including glass fronted display cabinets and fitted wine racks
- » Labradorite stone worksurfaces
- » Space for range cooker with extractor fan over
- » Space for 'American' style fridge freezer
- » Island unit with labradorite stone worksurfaces with breakfast bar and a selection of cupboards and drawers under
- » Ceramic tiled floor



# Bathrooms

## Shower Room

- » Large walk in shower with glazed screen and wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Ceramic tiled floor
- » Half tiled walls



## Shower Room

- » Large fully tiled walk in shower with wall mounted shower and glazed screen
- » Heated ladder style towel radiator
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under
- » Ceramic tiled floor



## Master Bedroom En-Suite Bathroom

- » Large panelled jacuzzi bath with centre mounted taps and hand shower attachment
- » Low level w.c. suite
- » Bidet
- » Marble vanity bar with wash hand basin and cupboards under
- » Ceramic tiled floor

# Specification

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- » Wall mounted 'Vaillant' gas fired boiler located in the office
- » Bi-fold doors in the kitchen/breakfast room out onto the private rear garden.
- » Integral garage
- » Private south facing garden
- » Views of the South Downs



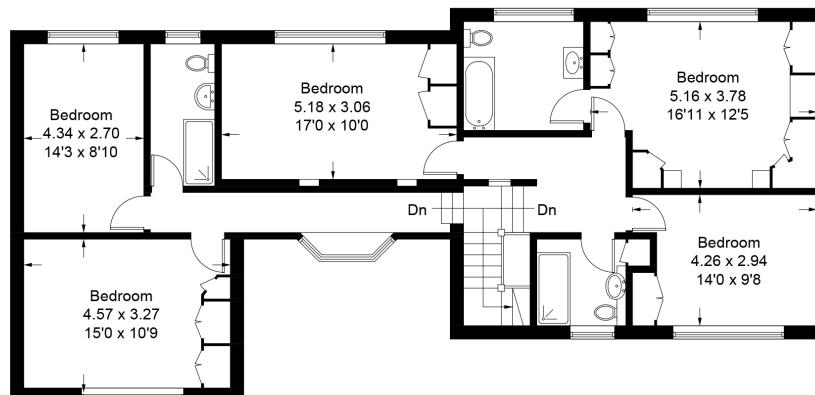
# External

The property is approached over a sweeping brick paved driveway with parking for several cars and access to the integral double garage screened on all sides with evergreen hedging. There is an area of lawn to the front of the property with an ornamental well. Side access to the rear garden is via a timber gate. A raised paved and decked terrace adjoin the rear of the property leading to an expanse of lawn bordered on either side by evergreen hedging. A post and rail fence denotes the boundary at the end of the lawn bordering neighbouring farmland.

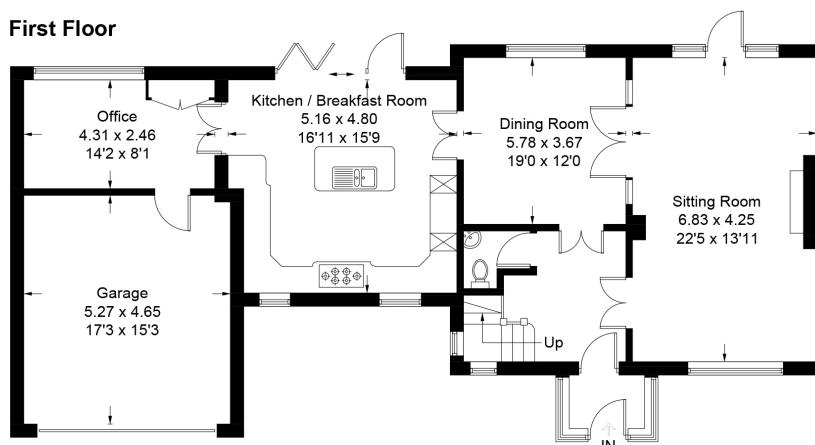


# Lewes Road, Ditchling, BN6 8TV

Approximate Gross Internal Area = 231.8 sq m / 2495 sq ft



## First Floor



## Ground Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. FloorplansUsketch.com © 2018 (ID427426)

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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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