



## Ashton

81 LEWES ROAD | DITCHLING | EAST SUSSEX | BN6 8TY

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# Situation

**A well maintained detached bungalow set in landscaped gardens with the benefit of off street parking and an integral garage**

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. The local area benefits from a range of outstanding state and private schools for all ages.

Just a short walk from the centre of the village, this well maintained bungalow offers well-appointed accommodation set in landscaped wrap around gardens. With flexible accommodation the bungalow is currently arranged with a sizable and light triple aspect sitting room with a large bay window. Further reception space including a fully fitted study and large kitchen/breakfast room at the rear of the property looking out over the rear garden. A boot room and useful utility room lead off the kitchen and provide storage and space for further appliances. There are 3 bedrooms and a family shower room, with the principal bedroom benefitting from fitted wardrobe cupboards and an en-suite bathroom. The glorious gardens wrap around the property and are predominantly laid to lawn with areas of paved patio to enjoy the sun throughout the day. Well stocked shrub and plant beds are scattered throughout and a driveway at the front of the property provides off street parking and access to the integral garage.



# Overview

## Kitchen

- » Wall and base units
- » Inset sink and drainer
- » Space for gas cooker with extractor fan over
- » Space for fridge freezer
- » Tiled splashbacks



## Bathrooms

Family shower room and en-suite bathroom benefiting from fully fitted suites comprising: A corner shower cubicle with wall mounted shower and glazed doors, low level w.c. suite, pedestal wash hand basin and a heated ladder style towel radiator. A panelled bath with hand shower attachment, low level w.c. suite, pedestal wash hand basin



## Specification

- » Wall mounted 'Main' gas fired boiler
- » UPVC windows
- » Wrap around landscaped gardens
- » Integral garage

## External

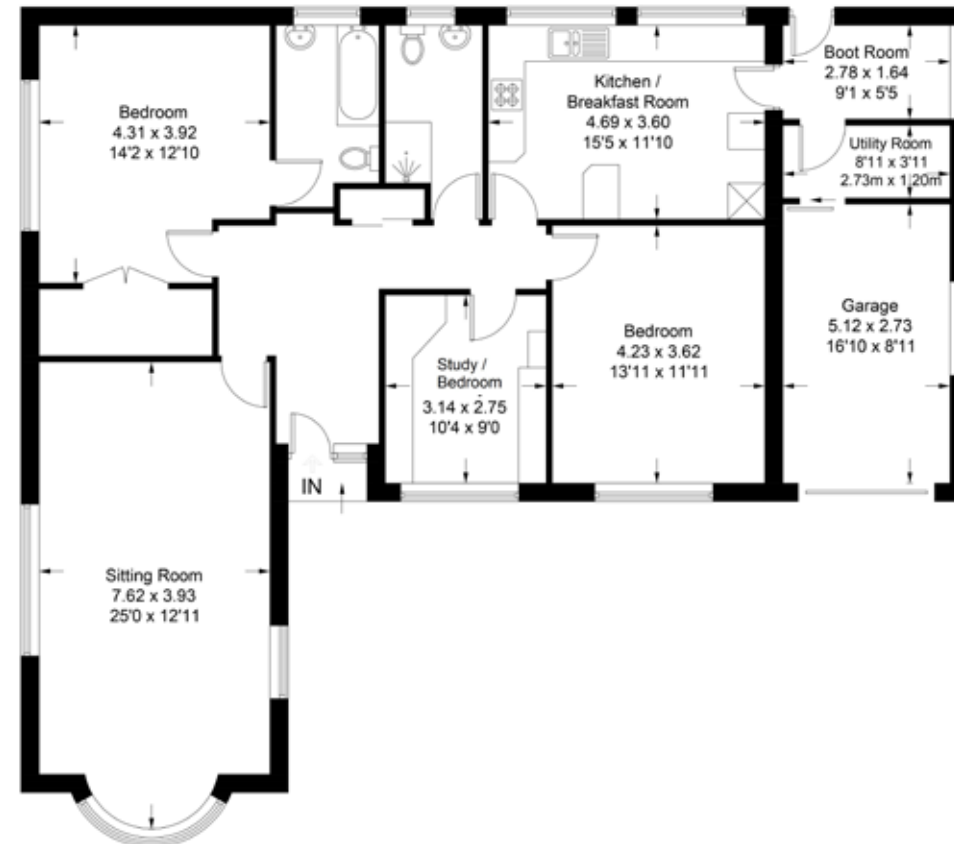
The property is approached over a block paved driveway with parking for a couple of cars and access to the integral garage. The landscaped gardens wrap around the property on all sides and are predominantly laid to lawn with 2 paved areas at the rear. A timber garden shed resides at the rear of the property.





## Lewes Road, Ditchling, BN6 8TY

Approximate Gross Internal Area = 132.0 sq m / 1421 sq ft  
(Including Garage)



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

## Transport Links

Hassocks Train Station	approx. 1.8 miles
Haywards Heath Train Station	approx. 7.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 8.6 miles
Gatwick Airport	approx. 26 miles

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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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