



Bracadale

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

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Situation

A well presented detached house within easy walk of the centre of the village with a beautifully landscaped south facing rear garden and 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 including 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 and 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, all within easy reach of the village.

Just a short walk from the centre of the village, this detached house is set back off the road behind electric gates with the benefit of a wonderfully landscaped south facing garden. The ground floor comprises 3 reception rooms with the large and light sitting room running front to back with patio doors out onto the rear south facing garden. The dining room also lies at the back of the property and leads through to the kitchen benefiting from a range of shaker style units and integrated appliances. There is also the benefit of a study at the front of the property along with a useful utility room. Stairs from the entrance hall lead to the first floor where 3 bedrooms and a modern fitted family bathroom with separate shower reside. It should be noted that views of the South Downs can be seen from the south facing bedrooms all serviced by en-suite cloakrooms. The rear south facing garden is beautifully landscaped and is predominantly paved for ease of maintenance. There are 2 manicured areas of raised lawn softened with well stocked shrub beds, plant borders and the graceful sound of 2 wonderful water features. A further area of garden is accessed via steps and houses a selection of established beds along with a timber summer house and covered area. The front driveway is fully block paved and provides ample parking for in excess of 4 cars along with access to the detached garage.



Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Space for range cooker with extractor over
- » Integrated 'Bosch' dishwasher
- » Inset double sink and drainer
- » Integrated fridge freezer
- » Tiled splashback



Bathrooms

Bathroom

- » Panelled bath with hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Heated ladder style towel radiator
- » Fully tiled walls



Principal Bedroom En-Suite Cloakroom

- » Low level w.c. suite
- » Wash hand basin with drawers under

Bedroom 2 En-Suite Cloakroom

- » Low level w.c. suite
- » Wash hand basin with drawers under



Specification

- » Photovoltaic solar panels
- » Wall mounted 'Worcester' gas fired boiler located in the kitchen
- » Landscaped south facing garden
- » Views of the South Downs
- » Large timber summer house with light and power
- » Off street parking for several cars
- » Detached garage



External

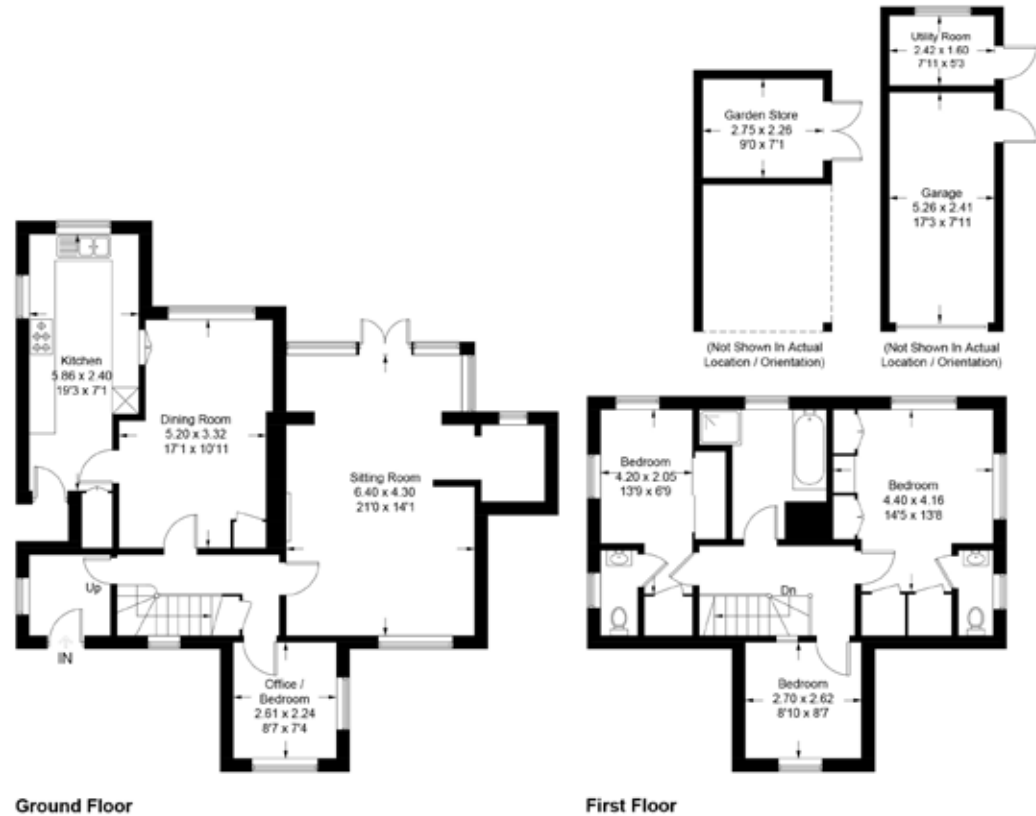
The property is approached via electric wrought iron gates over a block paved driveway with parking for several cars and access to the detached garage. Side access to the rear garden is via a timber gate where a sizable paved patio adjoins the full length of the property. Within the terrace are 2 wonderful water features bordered either side with well stocked shrub beds. There is also plumbing for a large jacuzzi bath. Steps lead up to a further area of garden divided with a dwarf picket fence. Paved paths lead through mature planted shrub beds with scattered trees and in the corner is a timber summer house with a covered area benefiting from light and power.





Lewes Road, Ditchling, BN6 8TY

Approximate Gross Internal Area = 135.4 sq m / 1457 sq ft
 Outbuildings = 23.0 sq m / 247 sq ft
 Total = 158.4 sq m / 1704 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2023

Transport Links

Hassocks Train Station	approx. 1.6 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

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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