



Dunster

UNDERHILL LANE | WESTMESTON | EAST SUSSEX | BN6 8XG

Chatt
estates

Situation

A detached chalet bungalow with scope for extension or remodelling situated in a very sought after semi-rural location sitting in a plot of approximately an acre

Dunster is nestled in the hamlet of Westmeston, in the lee of the South Downs. The neighbouring 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 3 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 10.5 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.

'Dunster' sits in a sizeable plot amassing to approximately an acre. The plot extends to the south and comprises areas of lawn, an orchard with 2 stables and a store. The property is situated on the northern side of plot and comprises 2 bedrooms, 2 reception rooms, a kitchen and a bathroom arranged over 2 floors. There is deemed considerable scope to extend the property or to regenerate the beautiful plot with a sizeable family house subject to gaining any necessary consents. The property is accessed via Underhill Lane benefitting from a driveway with parking and access to the detached garage.



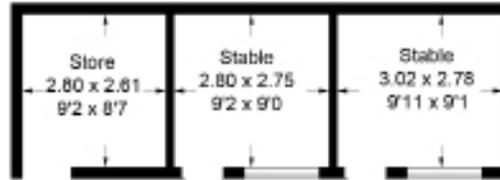
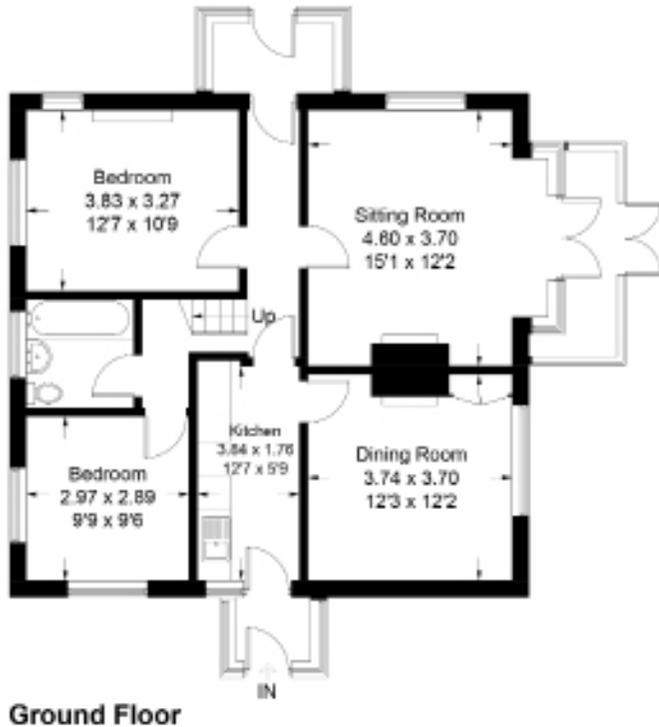
Tender Information

Offers must be submitted using the form provided by Chatt Estates and returned to us in a sealed envelope by the date stated on the form and it needs to clearly show the reference 'Offer for Dunster, Underhill Lane' (offers submitted in any other format i.e by telephone or email will not be considered)

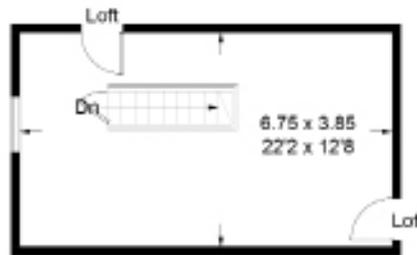


Underhill Lane, Westmeston, BN6 8SA

Approximate Gross Internal Area = 112.8 sq m / 1214 sq ft
 Outbuilding = 23.9 sq m / 257 sq ft
 Total = 136.7 sq m / 1471 sq ft



(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Promapv2
 LANDMARK INFORMATION

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 Plotted Scale - 1:1250, Paper Size - A4

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. Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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