



Hundreds Barn

BRANGWYNS ACRE | DITCHLING | EAST SUSSEX | BN6 8UG

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Situation

A well-presented and spacious semi-detached barn conversion situated in a small quiet and select development only a short walk from the centre of the village

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 2 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.

Tucked away off East End Lane, 'Hundreds Barn' is one of a select development of properties in Brangwyns Acre, converted in 2004 by Hastingford Developments. This spacious semi-detached barn conversion offers approximately 1377 sq ft of accommodation (including car port). There are two sizable and light reception rooms with the sitting room having double patio doors leading out onto the rear gardens and the 'L' shaped drawing room looking out over both terraces. The kitchen/breakfast room is spacious and there is also the benefit of ground floor shower room. The first floor provides two double bedrooms both with ample fitted wardrobe space. Further to this is the bathroom with a separate shower cubicle. The property has a beautiful garden extending on the eastern side of the property comprises a raised terrace and an expanse of lawn with deep well stocked borders. There is also the benefit two separate areas of walled terrace on the northern and southern sides of the property. Further to this is an attached car port.



Overview

Kitchen

- » Oak fronted wall and base units
- » Inset 'AEG' 4 ring electric hob
- » Inset 'Neff' dishwasher
- » Fitted 'Neff' washing machine
- » Fitted 'Neff' fridge freezer
- » Fitted 'Neff' microwave
- » Amtico flooring

Bathrooms

(Ground Floor Shower Room)

Fully tiled shower with wall mounted shower, low level w.c. suite, pedestal wash hand basin, ceramic tiled floor

(First Floor Bathroom)

Fully tiled shower with wall mounted shower and glazed door, panelled bath, low level w.c. suite, pedestal wash hand basin, tiled splash backs

Specification

- » External wall mounted gas fired boiler located in the car port
- » Gas coal effect fireplace with stone surround and hearth located in the drawing room.

External

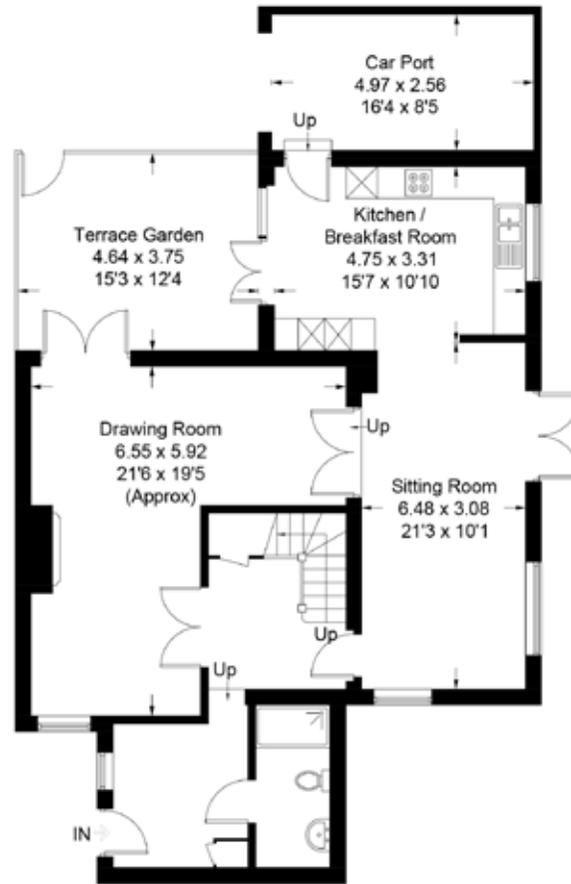
The property is approached via a timber gate and over a paved terrace. The rear garden expands on the eastern side of the property and is accessed via a timber gate. A paved terrace adjoins the rear of the property with an expanse of lawn bordered by well stocked shrub, plant and tree borders. There is a further paved terrace on the northern side of the property along with an attached car port.



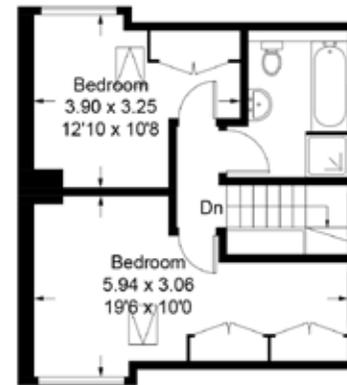


Brangwyns Acre, Ditchling, BN6 8UG

Approximate Gross Internal Area = 127.9 sq m / 1377 sq ft



Ground Floor



First Floor

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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