



Lapland

NORTH END | DITCHLING | EAST SUSSEX | BN6 8TD

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Situation

A rarely available and versatile 4 bedroom detached 'Scandia-Hus' with beautiful views over neighbouring farmland and towards the South Downs within only a few minutes 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 range of local shops and amenities. Hassocks mainline station is situated approximately 2 miles away and provides regular rail 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 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.

'Lapland' is set back off the road and sits in glorious west facing landscaped gardens. The property has been well maintained and boasts large, spacious reception rooms, the majority of which have views onto the garden or neighbouring fields. The versatile accommodation provides 3 double bedrooms and a wet room on the ground floor and a very spacious master bedroom on the first floor with large en-suite bathroom. There is also the ability to create 2 further bedrooms by converting the large reception room on the first floor if desired. There is the benefit of an open plan kitchen/dining/sitting room with a utility room off it. The rear gardens are secluded and comprise of areas of terrace, expanses of lawn and beautifully maintained shrub and plant borders.



Open Plan Sitting/Kitchen/ Dining Room

- » White wall and base units
- » Granite worksurfaces and upstands
- » Inset dual sink with mixer tap and waste disposal unit
- » Inset 'Smeg' 4 ring electric touch control glass hob with extractor over
- » 'Hotpoint' electric oven and grill
- » 'Hotpoint' dishwasher
- » Fitted 'Siemens' fridge freezer
- » Oak flooring
- » Gas fired wood burner style stove and slate hearth
- » Triple glazed timber door to the garden
- » Door to the utility room



Bathrooms

Wet Room

- » Wall mounted thermostatic shower
- » Sliding glazed doors
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Fitted vanity bar
- » Fully tiled walls
- » Fitted mirror with built in lighting
- » Heated ladder style towel radiator
- » Extractor fan



En-Suite Bathroom & Sauna

- » White panelled jacuzzi corner bath with hand shower attachment
- » Pine panelling with vanity bar and pedestal wash hand basin
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Heated ladder style towel radiator
- » Bidet
- » Pine sauna with electric rock heater and fitted benches



Specification

- » Gas fired wood burner style stove and slate hearth
- » Oak flooring to the reception rooms
- » Granite worksurfaces
- » Triple glazed windows
- » Utility room with personal door to the garage
- » Electric convector radiators
- » West facing landscaped gardens
- » Integral garage
- » Attached log store
- » Built to 'Scandia-Hus' quality



External

The property is approached over a brick block and tarmacadam driveway with parking for several cars and access to the integral garage. An area of lawn is bordered by a dwarf brick retaining wall and mature hedging with ornamental shrubs and a conifer. Side access is via an iron gate leading to a large paved patio with pergola. The private gardens wrap around the property on 3 sides with areas of lawn bordered by mature hedging. There is also the benefit of a garden shed, bin store, log store, water butts, outside tap and security lighting.



North End, Ditchling, BN6 8TD

Approximate Gross Internal Area
(Including Garage) = 237.7 sq m / 2559 sq ft
Log Store = 4 sq m / 43 sq ft
Total = 241.7 sq m / 2602 sq ft

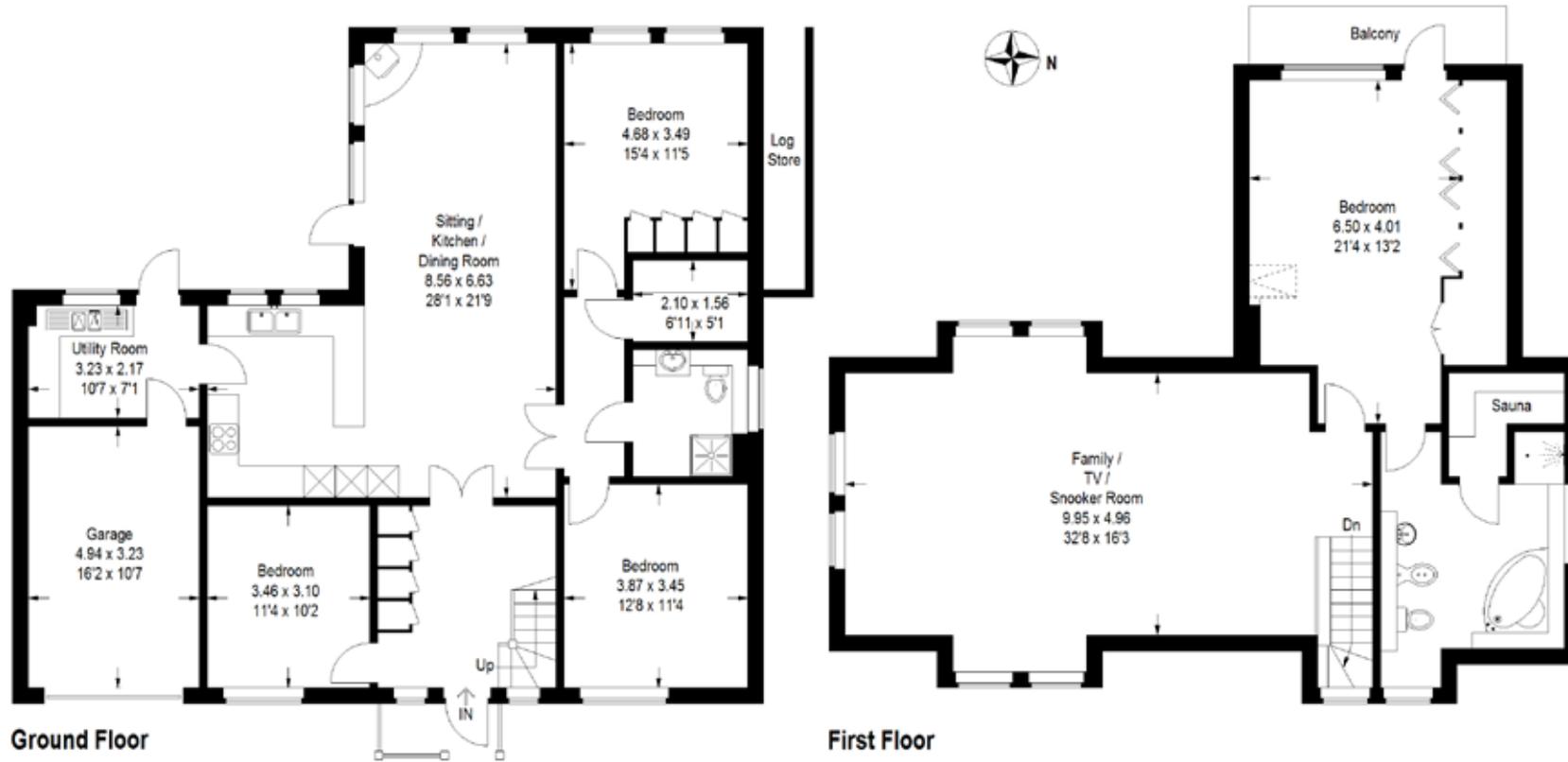


Illustration for identification purposes only, measurements are approximate, not to scale.
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