



## Orchard Cottage

5 MULBERRY LANE | DITCHLING | EAST SUSSEX | BN6 8UH

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# Situation

A quaint detached bungalow in need of some updating situated in a central yet secluded position along an enviable private lane

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.

In need of some updating, this detached bungalow offers spacious well appointed accommodation and could be an exciting project for any purchaser with huge scope for enlargement (STNC). Accessed from the large entrance hall is the sizable double aspect sitting room with open fireplace and French doors out onto the rear garden. The kitchen has a door leading out to the rear garden, a range of wall and base units and a selection of integrated appliances. There are 2 double bedrooms along with a family bathroom. It should be noted that the master bedroom is serviced by a large en-suite bathroom and has French doors out onto the rear garden. The private rear garden comprises a sizable terrace stepping down onto lawn bordered by mature hedgerow. The lawn continues at the front of the property along with a driveway providing parking for 2 cars and access to the integral garage





# Overview

## Kitchen

- » Wall and base units including glass fronted display cabinets
- » Inset ceramic double sink and tiled splash back
- » Inset 'Hotpoint' electric 4 ring gas hob
- » Fitted 'Bosch' electric oven
- » Fitted 'Zannusi' dishwasher



## Bathrooms

Family bathroom and en-suite bathroom comprising fully fitted white suites, panelled baths, pedestal wash hand basins, low level w.c's, ceramic tiled floor and a heated towel radiator.

## Specification

- » Floor mounted oil fired boiler located in the kitchen
- » Integral garage
- » Scope for enlargement (STNC)

## External

The property is approached over a tarmacadam driveway with parking for 2 cars and access to the integral garage. A paved pathway runs to the front of the property flanked on either side by lawn. Side access to the rear garden is via a wrought iron gate where a sizable paved terrace adjoins the rear of the property stepping down to the lawn. Well stocked shrub and plant beds border the garden along with mature hedgerow.





## Transport Links From Orchard Cottage

Hassocks Train Station	approx. 1.6 miles
Haywards Heath Train Station	approx. 6.9 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 25 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.

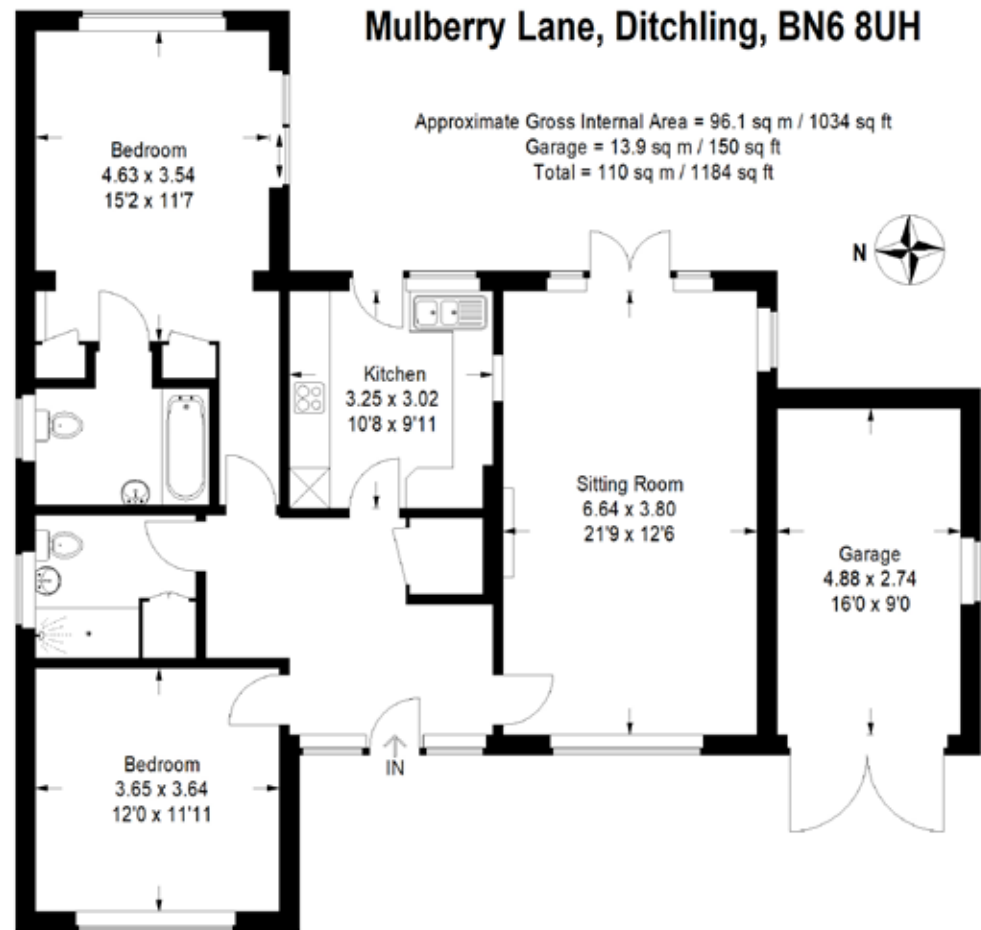


Illustration for identification purposes only, measurements are approximate, not to scale.  
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A buyer is advised to obtain verification from the solicitor.

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