



The Forge

32 NORTH END | DITCHLING | EAST SUSSEX | BN6 8TF

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Situation

A beautifully presented, unique Grade II listed former Blacksmith, centrally located within the village benefiting from a courtyard garden and off street parking for 2 cars

Ditchling, with its beautiful views of the South Downs, is a historic village playing host to a selection of local shops, cafés, a church, and two public houses including The Bull, an award-winning gastro pub. The larger village of Hassocks, with its mainline train station, is a short drive away and provides regular rail services to London and a more comprehensive array of shops. The local area benefits from a range of outstanding state and private schools for all ages.

Centrally located within the village, this unique Grade II listed home is exceptionally well presented and offers wonderfully light accommodation. Alluding to its name, the property historically was the village Blacksmith, evolving over the years but retaining a wealth of character including vaulted ceilings and exposed beams. The reception space on the ground floor comprises a sitting room and a large open plan kitchen/dining/family room. The handmade kitchen has been fitted around the original fireplace and benefits from granite worksurfaces and a range of integrated appliances. There are 2 bedrooms with the principal bedroom serviced by an en-suite shower room and the galleried bedroom having a glorious outlook over the kitchen/dining room/ family area. The family bathroom is fully tiled and benefits from a freestanding roll top bath. The property is heated via underfloor heating. A fully brick paved courtyard garden extends to the east with a glorious focal twisted hazel tree. A driveway at the side of the property provides off street parking for 2 cars.



Overview

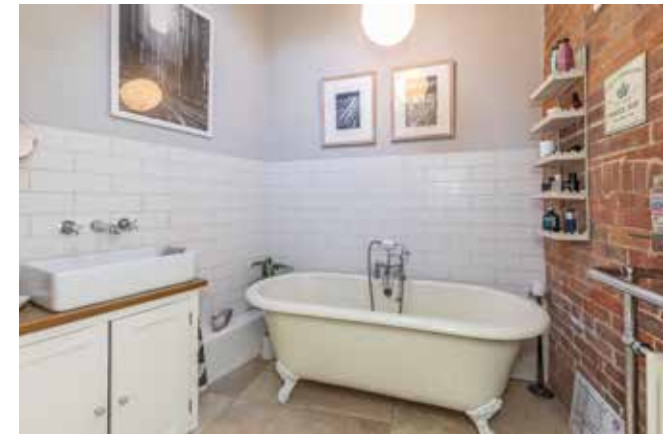
Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Inset 'Butler Style' sink
- » Space for range cooker
- » Integrated 'Hotpoint' washer dryer
- » Integrated 'John Lewes' dishwasher



Bathrooms

There is a family bathroom and en-suite shower room benefiting from fully fitted white suites comprising free-standing bath, large walk in shower, low level w.c. suite, pedestal wash hand basin and tiled floors.



Specification

- » 'Worcester' gas fired boiler located in the bathroom
- » Underfloor heating to the whole of the ground floor
- » Driveway with off street parking for 2 cars

External

The property is accessed over a driveway with parking for 2 cars. The rear courtyard garden is predominantly brick paved with well stocked shrub and plant beds and a sizable twisted hazel tree.





North End, Ditchling, BN6 8TF

Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft

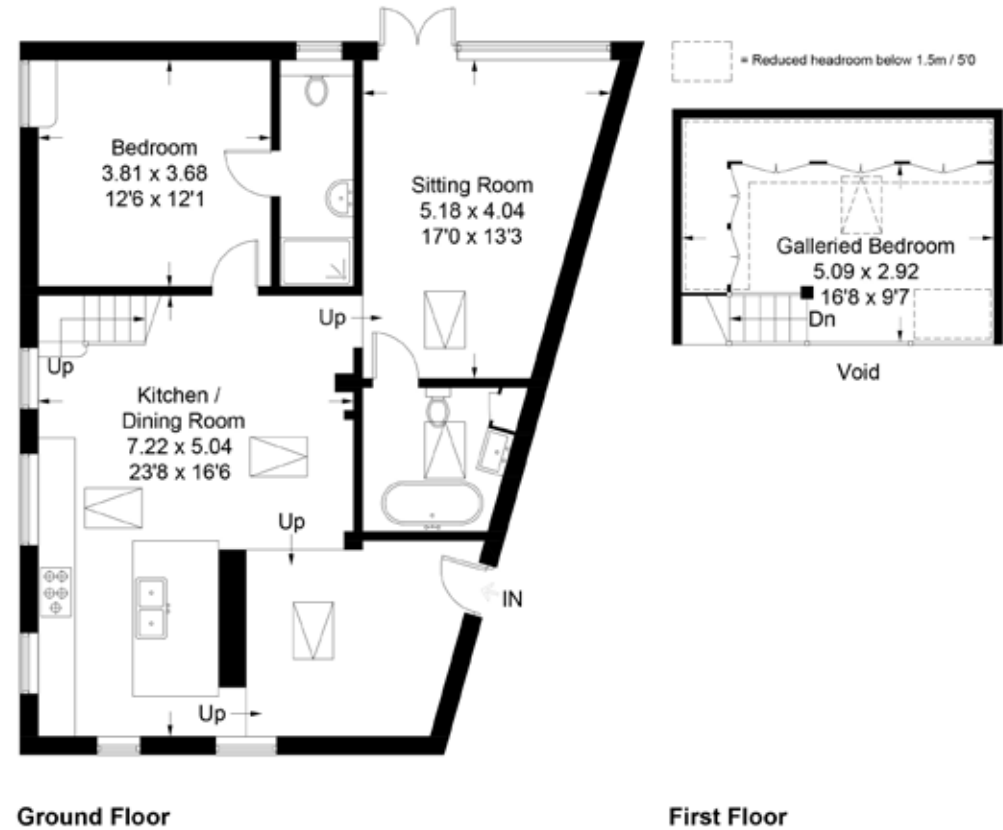


Illustration for identification purposes only, measurements are approximate, not to scale.
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Transport Links from The Forge

| | |
|------------------------------|-------------------|
| Hassocks Train Station | approx. 1.7 miles |
| Haywards Heath Train Station | approx. 6.4 miles |
| London Victoria By Train | approx. 47 mins |
| A23 Slip Road | approx. 3.5 miles |
| Brighton | approx. 9 miles |
| Gatwick Airport | approx. 26 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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