



62 Lewes Road

DITCHLING | EAST SUSSEX | BN6 8TU

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Situation

A substantial and character filled detached family house situated in a convenient village location with a large south facing garden and glorious views of the South Downs

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.

Prominently positioned in a highly convenient location just a stones' throw from the centre of the village and local primary school, this detached family house amasses to 2,677 sq ft (inc. garage). Having been extended and well maintained by the vendors, the property boasts a wealth of character features including feature wall panelling, focal fireplaces and handmade bespoke kitchen. A grand entrance hall gives access to the 3 reception rooms on the ground floor. Of particular note is the sitting room boasting floor to ceiling feature wood panelling and an original open fireplace. It should also be noted that the study benefits from electric underfloor heating. The double aspect kitchen/breakfast room runs from front to back and benefits from a wonderful handmade kitchen with basalt worksurfaces, underfloor heating and bi-fold doors opening out onto the substantial south facing garden. Stairs from the entrance hall rise to the first floor where 4 double bedrooms reside all benefiting from glorious views of the South Downs. The bedrooms are serviced by both a family bathroom and shower room along with the principal bedroom having the benefit of an en-suite shower room. The rear garden is predominantly laid to lawn and extends to the south and is beautifully landscaped with mature and established shrubs running along the borders creating a sizable private garden to relax or entertain in. The gravel driveway at the front of the property provides ample parking and access to the attached garage.



Kitchen

- » Handmade kitchen with oak base units
- » Basalt worksurfaces
- » Inset sink and drainer
- » Inset 'Smeg' 5 ring gas hob
- » Extractor fan over
- » Integrated electric oven
- » Space for 'American Style' fridge freezer
- » Ceramic tiled floor



Bathrooms

Family Bathroom

- » Panelled bath
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator



Principal Bedroom En-Suite Shower Room

- » Large walk in fully tiled shower with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator

Family Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed sliding doors



Specification

- » Handmade kitchen with basalt worksurfaces
- » Electric underfloor heating in the kitchen/breakfast room and study
- » Newly fitted wall mounted 'Worcester' gas fired boiler located in the utility room
- » Useful utility room with space for a range of appliances
- » South facing rear landscaped garden
- » Glorious views of the South Downs
- » Attached garage
- » Gravel driveway with off street parking



External

The property is approached via a 5 bar gate and over a shingle driveway with parking for several cars and access to the attached garage. Mature shrubs line the front of the property with an area of lawn bordered by a post and rail fence. Side access is via a timber gate where a sizable paved terrace adjoins the rear of the property to an expanse of lawn. Mature hedgerow and shrubs run along the borders creating a wonderfully private space. Scattered within the boundaries are a range of specimen trees.





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Approximate Gross Internal Area = 229.0 sq m / 2465 sq ft

Garage / Workshop = 19.7 sq m / 212 sq ft

Total = 248.7 sq m / 2677 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Transport Links

Hassocks Train Station	approx. 1.6 miles
Haywards Heath Train Station	approx. 6.5 miles
London Victoria By Train	approx. 47 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.

A buyer is advised to obtain verification from the solicitor.

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