



Honeysuckle Cottage

HIDEAWAY PLACE | DITCHLING | EAST SUSSEX | BN6 8FN

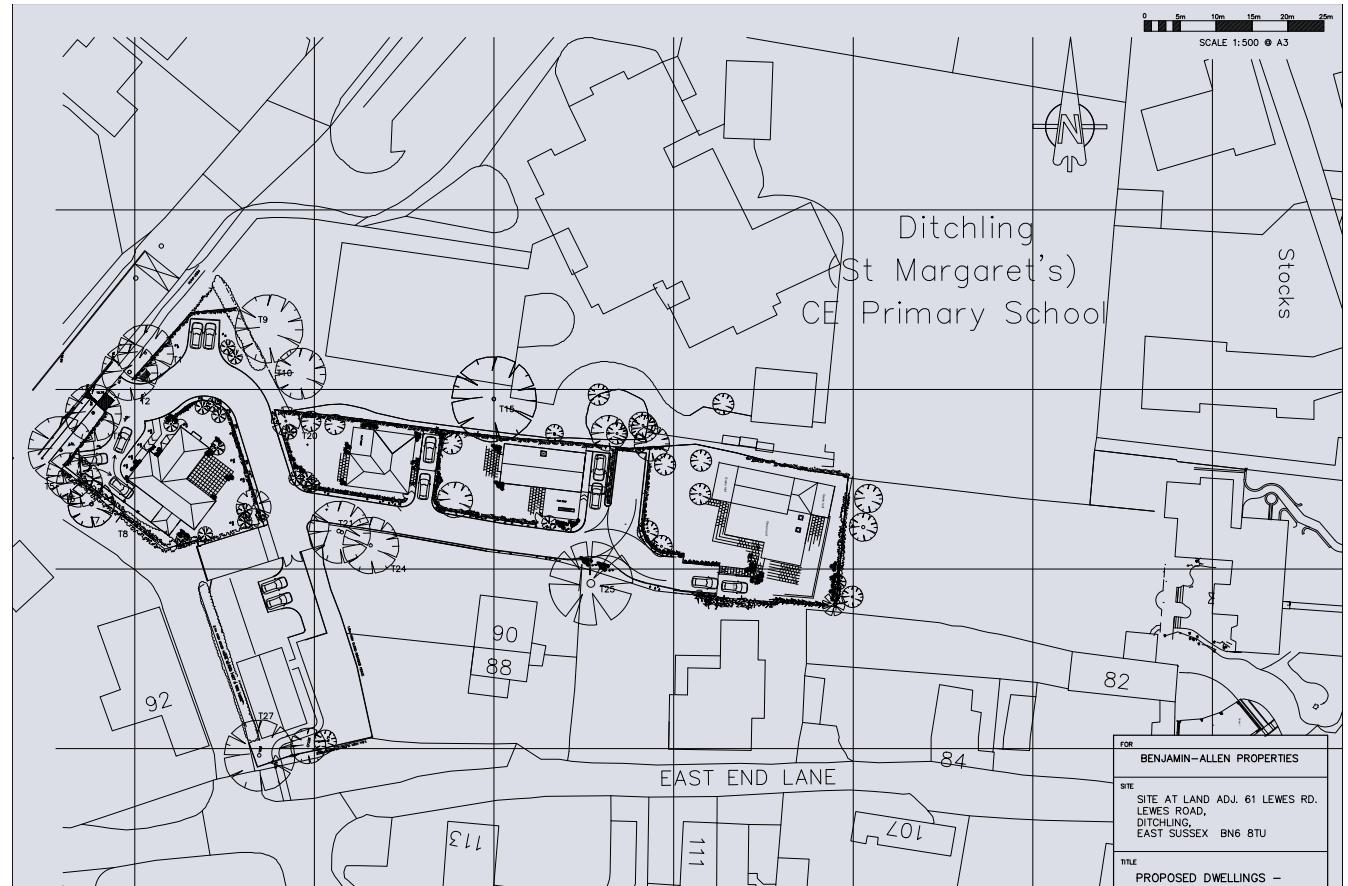
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Situation

A brand new single storey dwelling built to the highest of standards with an open plan layout situated a stone's throw from the centre of the village with off street parking for 2 cars

Ditchling, nestled within the South Downs National Park, is a historic village with 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.

Situated within a select development of luxury new homes just a short walk from the centre of the village, this unique bungalow is been built to the highest of standards and will showcase great craftsmanship with elevations of handmade brick and tiles. The open plan reception space reflects the modern day needs and with the fitted kitchen and centre island unit makes for a great entertaining space.



Any prospective purchaser would need to fit the following criteria:

The property has been discounted by 27% of the market value, to meet the criteria the purchaser would need to have a local connection with a maximum household income level of £80,000 per annum and not own any other dwelling in whole or in part. By local connection means a person who resides or has their place of work in the parish of Ditchling or whose parents, siblings or adult children reside in the parish of Ditchling with priority given to those who have lived in the parish of Ditchling the longest.

If after 12 weeks it has not sold then the criteria becomes the same but includes a person residing or working in the South Downs National Park and then if after a further 12 weeks it has not sold it becomes any other person provided that priority be given to anyone who in the last 2 years has resided within the Parish of Ditchling or National Park and has been forced away due to a lack of affordable housing.

Please note if the property were ever to be sold on later it must be discounted by 27% of the current market value, also note the property cannot be rented out as the new owners must always reside in it, unless sold.

Specification

- » 'Hudson Reed' and 'Crosswater' sanitaryware
- » Kitchen with quartz worktops and fitted 'Bosch' appliances
- » Timber windows throughout
- » Engineered wood floors to hall, kitchen and living room
- » Carpets to both bedrooms
- » Porcelain tiles on bathroom floors
- » Handmade roof tiles
- » Handmade bricks
- » Indian sandstone paving to garden
- » Driveway with parking for 2 cars
- » Private gated plot





Hideaway Place, Lewes Road, Ditchling, BN6 8FN

Total = 63.5 sq m / 683 sq ft

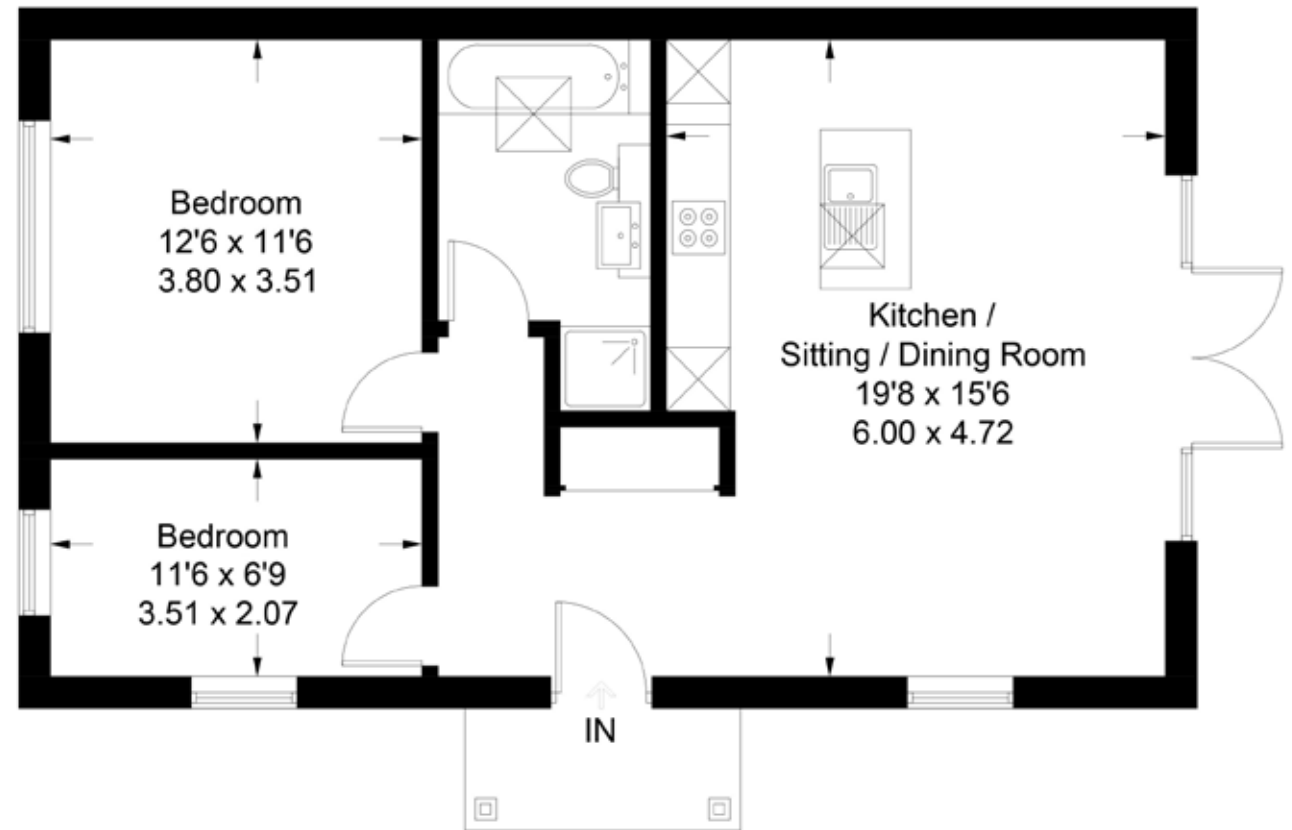


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Transport Links

Hassocks Train Station	approx. 1.8 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 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.

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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