



## Bank House

7-9 HIGH STREET | DITCHLING | EAST SUSSEX | BN6 8SY

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# Situation

One of Ditchling's most recognisable and iconic buildings, boasting a wealth of period features situated in the heart of the village with all the amenities on its door step

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.

Bank House is a Grade II listed Elizabethan town house of rich heritage with origins dating back to the mid to late 16th century. The property was remodelled in the early 20th century by the acclaimed architect John Denman who skilfully created a light and spacious layout whilst retaining the property's attractive character. Many of the reception rooms have wide stave oak floorboards and beautiful open fireplaces. The spacious rooms have generous ceiling heights for its era and have the added delight of exposed beams and leaded light crittall windows. Modern enhancements have been made to the well decorated interior including electrical re-wiring, re-plumbing and new modern kitchen, along with an upgraded heating system. The sizable, triple aspect sitting room resides on the first floor with a focal inglenook fireplace. A staircase leads to the ground floor where a double bedroom is serviced by an en-suite shower room, there is also the benefit of an entrance vestibule and large oak door to the high street. The kitchen/dining room is a large open plan room with a recently fitted modern kitchen and a range of integrated appliances. A glazed door opens out on to the private, sunny west facing courtyard. On the second floor a galleried landing leads to 3 further double bedrooms and a re-fitted family bathroom with separate shower cubicle.



# Kitchen

- » Shaker style wall and base units
- » Stone worksurfaces
- » Inset 'Smeg' 5 ring gas hob
- » Large 'Smeg' fan assisted electric oven
- » Inset ceramic sink and drainer
- » Integrated dishwasher
- » Space for fridge freezer
- » Space for washing machine
- » Inglenook fireplace with large oak bressummer, fair faced brick surround and quarry stone hearth



# Bathrooms

## Family Bathroom

- » Fully fitted white suite
- » Panelled bath with wall mounted power shower
- » Shower cubicle with wall mounted thermostatic power shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Linen cupboard



## Ground Floor En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted power shower
- » Low level w.c. suite
- » Wall hung basin



# Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Recently re-wired
- » Recently re-plumbed
- » Recently refitted bathroom and shower room
- » A wealth of period features
- » 2 Inglenook fireplaces
- » Solid oak wide stave floorboards
- » Exposed oak beams
- » Sunny west facing walled courtyard garden



# External

The property can be approached via two entrances. The first is ground level off the high street. The second is via brick steps leading up to the first floor. There is a walled courtyard garden accessed via the kitchen/dining room.



## Agents Note

Under the Estate Agency Act 1979, Section 21, this property is owned by an employee of Chatt Estates Ltd

# High Street, Ditchling, BN6 8SY

Approximate Gross Internal Area = 158.9 sq m / 1710 sq ft  
(Including Eaves)



## Transport Links

Hassocks Train Station	approx. 1.5 miles
Haywards Heath Train Station	approx. 6.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 25 miles



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