



7 East End Lane

DITCHLING | EAST SUSSEX | BN6 8SX

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Situation

An extended bungalow situated in a central village location with huge scope to remodel or extend benefiting from planning permission enlarge and remodel

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.

Set back and hidden behind a set of timber gates, this sizable bungalow which has had additions over the years offers a huge amount of potential to substantially increase the reception space and has planning permission to re-develop the bungalow to include rooms within the loft space (Ref: SDNP/22/00256/FUL). The current format allows for there to be 3 self-contained areas all benefiting from separate kitchens and bathroom/shower rooms. Each area can be accessed independently or linked via a central hallway. The majority of the gardens are sited at the front of the property and are south facing with a paved terrace and being predominantly laid to lawn. Further areas of lawn and terrace lie at the rear of the property. Parking is plentiful with space for in excess of 4 cars and there is the benefit of a detached garage.



Overview

Kitchen

There are 3 separate kitchens throughout the property all benefiting from a range of wall and base units and a selection of integrated appliances.

Bathrooms

A family bathroom and 2 shower rooms benefiting from fully fitted white suites comprising a panelled bath, shower cubicles with wall mounted showers and glazed sliding doors, wash hand basins and low level w.c. suites.

Specification

- » Planning permission to re-develop the current bungalow to include rooms within the loft space (Ref: SDNP/22/00256/FUL)
- » Ability to segregate the property with options to have an annex
- » Detached garage and off-street parking

External

The property is approached over a tarmacadam driveway via twin timber gates with parking for several cars and access to the detached garage. The elevated front garden is predominantly laid to lawn with a paved patio adjoining the front of the property with mature trees at the rear. Side access to the rear garden is via a timber garden gate where there is a further lawn and raised terrace areas divided by a fence.





Transport Links from 7 East End Lane

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

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.

East End Lane, Ditchling, BN6 8SX

Approximate Gross Internal Area = 164.0 sq m / 1765 sq ft

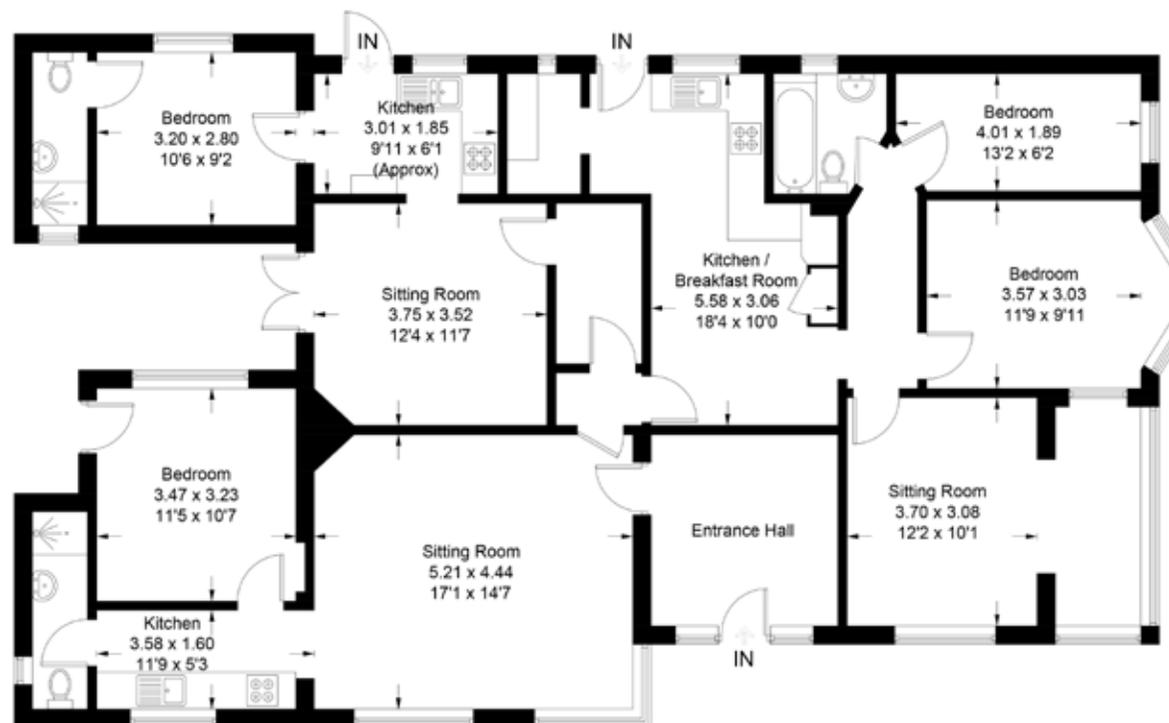


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

A buyer is advised to obtain verification from the solicitor.

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