



Fern Cottage

21 HIGH STREET | DITCHLING | EAST SUSSEX | BN6 8SY

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Situation

A well-maintained Grade II listed cottage arranged over 3 floors with beautiful glimpses of the South Downs, situated in a prominent position in the centre of the village with private rear cottage garden

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 revered state and private schools for all ages.

Situated in a prominent position with all the village amenities on its doorstep, this quaint cottage offers accommodation over 3 floors. The property has 2 well-proportioned reception rooms on the ground floor with the light sitting room benefiting from a recently fitted multi fuel stove with a brick surround and hearth along with engineered oak flooring. With many period and character features throughout, the property includes a useful cellar which is accessed from the dining room. The kitchen has a superb vaulted ceiling and glass extension with bi-fold doors out onto the landscaped rear garden creating the feeling of 'outside in'. The first floor has a bedroom and modern fitted bathroom cleverly utilizing the space. Stairs lead from the first floor to a second floor landing currently used as an office and a further bedroom beyond. A paved patio adjoins the rear of the property with steps leading up to a private, landscaped cottage garden comprising well stocked shrub and plant beds and a shingle seating area.



Overview

Kitchen

- » Base units and fitted shelves
- » Oak block worksurfaces
- » Inset 'Butler Style' sink
- » Space for fridge
- » Space for freezer
- » Slate tiled floor
- » Bi-fold doors out to the rear landscaped garden

Bathroom

- » Panelled bath with hand shower attachment
- » Wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with cupboards under
- » Modern heated ladder style towel radiator
- » Cupboard with space for washing machine

Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Contemporary kitchen with vaulted glass extension and bi-fold doors onto the rear garden
- » Useful cellar

External

The property is accessed directly from the High Street. A paved patio adjoins the rear of the property with steps leading up to a shingle seating area that continues to the rear of the garden flanked on either side by well stocked shrub and plant beds. At the end of the garden a gate opens onto a communal pathway with pedestrian access to Church Lane.





Transport Links from Fern Cottage

Hassocks Train Station	approx. 1.5 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 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.

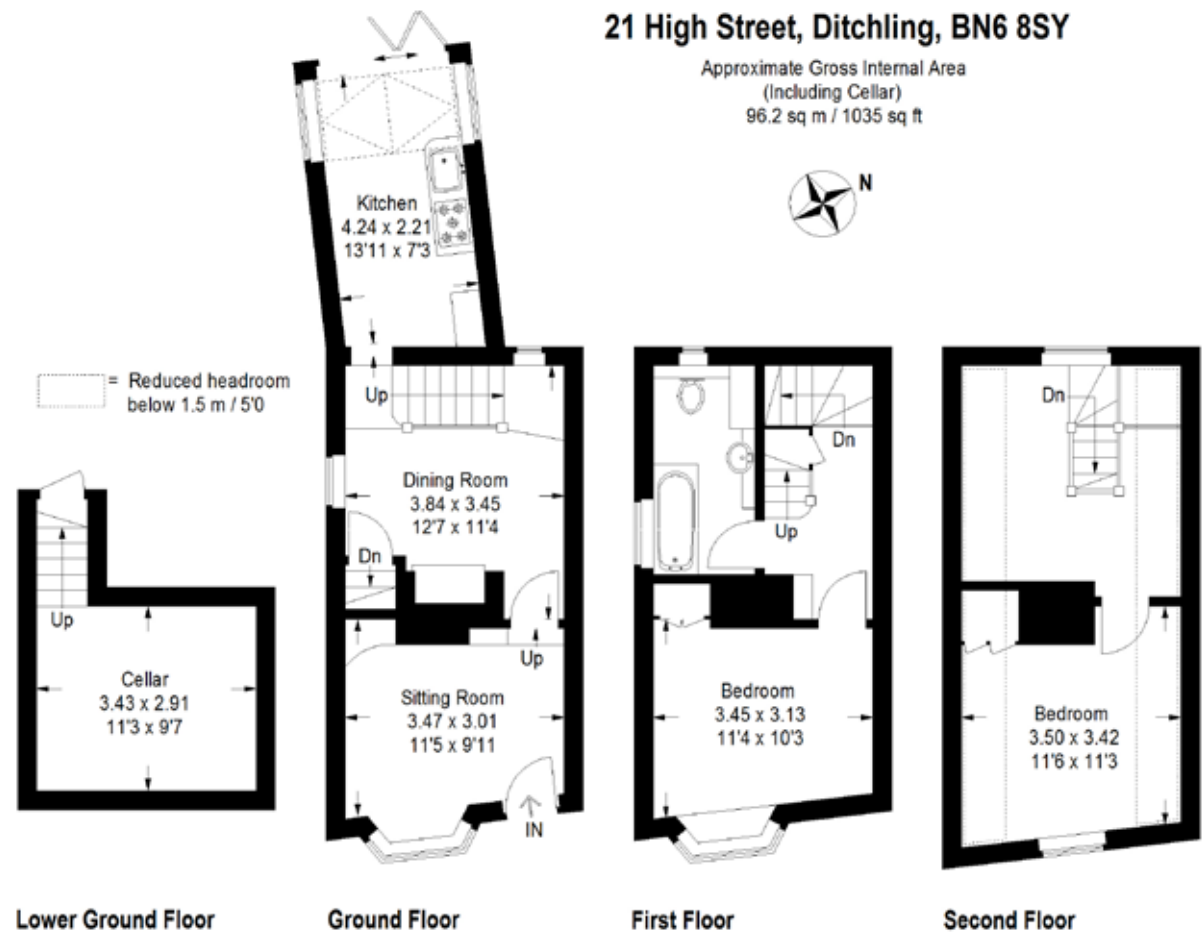


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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