



FOSTER
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East End Lane

Hassocks, BN6 8UR

Asking price £1,395,000

Tucked away behind beautifully landscaped walled gardens in the heart of the picturesque village of Ditchling, this exceptional detached bungalow has been thoughtfully renovated to create a stylish home that effortlessly blends period charm with modern living.

The well-planned accommodation includes a bright and welcoming orangery, generous sitting room with wood-burning stove, a beautifully appointed kitchen/dining room, home office, three bedrooms, two en-suite bathrooms and a contemporary family shower room.

The gardens are a particular highlight, offering an abundance of mature planting, secluded terraces and peaceful seating areas, together with a heated resistance swimming pool. A detached studio with shower room and first-floor accommodation provides excellent flexibility for guest accommodation, home working or a creative retreat. Gated off-street parking and an attached store complete this truly unique village home.

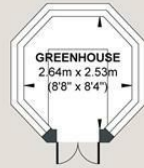


- Exceptional detached village residence set within stunning private walled gardens
- Four bedrooms | Four bathrooms | Three reception rooms
- Heated resistance swimming pool and landscaped gardens
- Stylish kitchen/dining room with country-style kitchen
- Quiet yet central Ditchling village setting
- Beautifully refurbished to an exceptional standard throughout
- Detached studio with guest accommodation and shower room
- Light-filled orangery and elegant reception spaces
- Gated driveway with private parking
- A rare opportunity to acquire a truly individual Sussex home

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

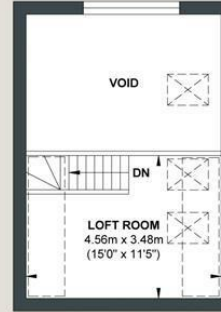
EAST END

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 146.82 sq m / 1580.35 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



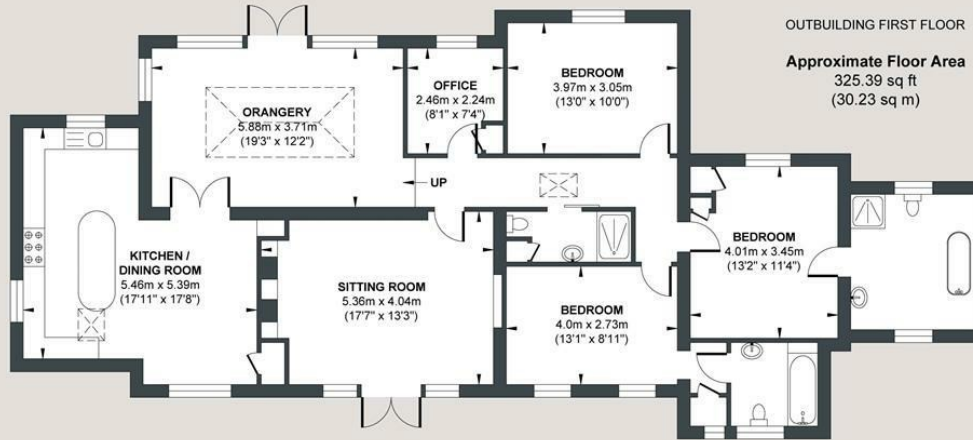
OUTBUILDING

Approximate Floor Area
 61.78 sq ft
 (5.74 sq m)



OUTBUILDING FIRST FLOOR

Approximate Floor Area
 325.39 sq ft
 (30.23 sq m)



Approximate Floor Area
 1580.35 sq ft
 (146.82 sq m)



OUTBUILDING GROUND FLOOR

Approximate Floor Area
 424.95 sq ft
 (39.48 sq m)



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



