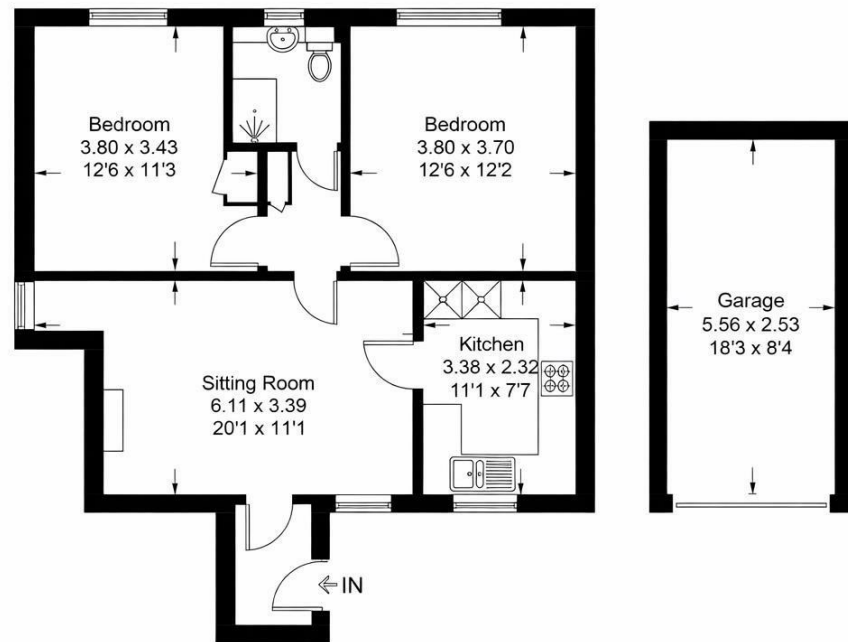


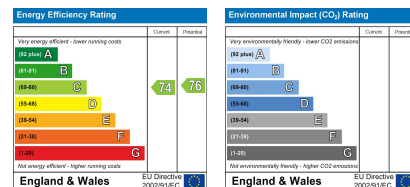
Dumbrells Court, North End, Ditchling, BN6 8TG

Approximate Gross Internal Area = 63.2 sq m / 680 sq ft
 Garage = 14.1 sq m / 152 sq ft
 Total = 77.3 sq m / 832 sq ft



Ground Floor

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



Flat 2, Dumbrells Court, North End, Ditchling, East Sussex, BN6 8TG

Guide Price £240,000 Leasehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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Flat 2, Dumbrells Court, North End, Ditchling, East Sussex, BN6 8TG

What we like...

- * Beautifully presented and significantly updated ground floor apartment.
- * Private entrance and exclusive to over 55s.
- * Peaceful tucked away position in the quintessential village of Ditchling.
- * Fabulous gardens & grounds and garage in nearby block.
- * No chain means swift move is possible.

Welcome Home

A well-presented ground floor apartment (specifically for the over 55s), set within a quiet and established development in the heart of Ditchling, with garage and beautifully kept communal gardens. Positioned within easy walking distance of the village centre, this thoughtfully updated home offers bright, well-proportioned accommodation in a strong sense of community and convenience.

The property has been significantly improved in recent years (2019), including a full rewire, new kitchen, replacement windows, upgraded shower room, new boiler and radiators, along with redecoration throughout, meaning this a truly "turn key" home.

The layout is both practical and comfortable. A welcoming entrance hall leads through to a generously sized, dual-aspect sitting/dining room, which enjoys excellent natural light and a pleasing outlook over the grounds. An electric fireplace creates a natural focal point, while the neutral décor and recently updated flooring add to the overall sense of calm.

The kitchen has been refitted in a modern, high-gloss style with a range of wall and base units, complemented by integrated appliances including oven, hob with extractor, fridge/freezer and washing machine. The finish is clean and functional, with good worktop space and a pleasant outlook.

There are two well-proportioned double bedrooms, both comfortable in size, with the principal bedroom benefitting from fitted wardrobes and bespoke plantation shutters. The shower room has also been upgraded and features a walk-in cubicle, vanity unit with storage and contemporary fittings.

Gardens & Grounds

Outside, the development is set within beautifully maintained communal gardens with seating areas dotted throughout, offering a peaceful setting to enjoy the surroundings. There is also the benefit of a private garage in nearby block and visitor parking available.



Out & About

Dumbrells Court is known for its friendly and supportive community, with the added reassurance of an on-site manager available during office hours and an active residents' committee. The community has a welcoming and increasingly active feel, with residents enjoying a range of social activities including local clubs, fitness classes such as Pilates, and informal groups. The location is particularly convenient. A bus stop is situated just outside the development, and the village centre is within easy reach, offering a selection of independent shops, cafés and traditional pubs, as well as a post office, doctor's surgery, church and village hall hosting regular events. Nearby, Turners Workshops provides opportunities for pottery and art classes.

Ditchling itself is a highly sought-after village at the foot of the South Downs, known for its strong sense of community and surrounding countryside. For more extensive amenities, the nearby villages and towns of Hassocks, Burgess Hill and Haywards Heath offer a wider range of shopping facilities (including Waitrose) and mainline rail services providing links to London, Brighton and the South Coast.

The Specifics

Title Number: ESX402224

Tenure: Leasehold

Lease: Approx. 117 years remaining

Service Charge: Approx. £3,154.94 p/a

Ground Rent: £200 p.a.

Local Authority: Lewes District Council

Council Tax Band: C

We believe this information to be correct but cannot guarantee its accuracy. We recommend intending purchasers check details personally and do not rely on this information.

