



Ground Floor
First Floor
 Approximate Gross Internal Area = 788 sq ft / 73.2 sq m
 Outbuilding = 38 sq ft / 3.5 sq m
 Total = 826 sq ft / 76.7 sq m

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
91-100 A		1-10 A	
81-90 B		11-20 B	
71-80 C		21-30 C	
61-70 D		31-40 D	
51-60 E		41-50 E	
41-50 F		51-60 F	
31-40 G		61-70 G	
21-30		71-80	
1-20		81-90	
10-15		91-100	
1-10			

Energy Efficiency Rating: 86
 Environmental Impact (CO₂) Rating: 86



11 The Twitten, Ditchling, East Sussex, BN6 8UJ

Guide Price £475,000 Freehold

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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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11 The Twitten, Ditchling, East Sussex, BN6 8UJ

Guide £475,000 - £500,000

What we like:

- * Utterly charming period cottage in a peaceful position in the heart of Ditchling.
- * One of the most sought-after villages in Mid Sussex, in heart of South Downs National Park
- * Fabulous open plan living space - great for entertaining
- * Wealth of retained character.
- * Lapsed planning permission to extend the kitchen
- * No chain - swift move is possible

Guide Price £475,000 - £500,000

Welcome Home

If you're looking for a period cottage in a peaceful spot in the heart of Ditchling then look no further.

Tucked away on one of Ditchling's historic twittens, this 3-bedroom cottage enjoys the best of both worlds: peace and privacy, yet only a short stroll to the village cafés, shops, and school. With leafy front and rear gardens, views across open countryside, and free on-street parking close by, it's a charming home that's as practical as it is pretty.

Step through the stable door into the spacious, open plan living area, where oak flooring, calm décor, and a wood-burning stove create a cosy retreat to return to year-round. Flowing seamlessly through, the kitchen-dining area is all about gathering with friends and family. Custom cabinetry with solid oak worktops, a gas hob, and electric oven make it as functional as it is stylish, while French doors open onto a level terrace – perfect for al fresco dining. Beyond, the lawn stretches out to rolling Downland views, with secure fencing and year-round planting for both children and pets to enjoy.

Lapsed planning permission offers the exciting option to extend the kitchen, replacing the current utility/store with a single-storey addition complete with a green, sedum roof. The garden restoration plans are equally thoughtful, designed with bee- and bird-friendly planting, hedgehog 'holes,' and willow fencing. There has been no change in the planning policy so it is likely the planning permission could be reinstated.

At the top of the house, two further bedrooms each have their own character (could be one bedroom by removing dividing wall, if preferred). The rear double frames glorious countryside views, while the front single is perfect for a nursery, guest room, or home office. Both enjoy under-eaves storage and a restful feel.



Out & About

Ditchling is one of the most desirable villages in Sussex, nestled within the South Downs National Park and offering oodles of character & charm and a thriving community. Nye Lane itself is within easy reach of the village centre which offers an eclectic mix of stores, stores, cafes and pubs including The Bull – an award winning gastropub which serves fabulous food – a real favourite amongst the locals.

For a light bite or a coffee, The Nutmeg tree is the place to go offering breakfast, lunch and freshly baked bread & cakes. St Margaret's CofE Primary School is a couple of minutes' walk and further afield you have a superb selection of state & private schools including Downlands Community School (11-16), Hurstpierpoint College, Brighton College and Burgess Hill Girls.

The larger, neighbouring village of Hassocks offers more extensive facilities and mainline rail services to London, Brighton and Gatwick International Airport. The cosmopolitan city of Brighton & Hove is just eight miles south and provides world class shopping and dining.

Being so close to the South Downs National Park means you have breath-taking walks and rides literally on your doorstep. Ditchling Beacon to "Jack & Jill" is one of our favourites for sure!

The Specifics

Tenure: Freehold
Title Number: ESX63664
Conservation Area: Yes - Ditchling
Listed: No
Local Authority: Lewes District Council
Council Tax Band: D
Position: No onward chain

We believe that this information is correct but recommend intending purchasers check personally before exchange of contracts.

