



51 Lewes Road  
Ditchling, East Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A detached and beautifully presented three bedroom dormer bungalow located in a sought-after South Downs village

A delightful family home offering predominantly open plan ground floor accommodation and neutral décor throughout, all combining to offer an ideal, elegant family and entertaining environment. It is in a desirable and highly-convenient Downland village near to local village and town centre amenities, within easy reach of the coast and station.



**3 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**GARAGE & DRIVEWAY**



**GARDEN & PATIO**



**FREEHOLD**



**RURAL/ VILLAGE**



**1,509 SQ FT**



**GUIDE PRICE  
£875,000**



### The property

51 Lewes Road is an attractive detached dormer family home constructed of white-painted brick, offering more than 1,500 sq ft of light-filled flexible accommodation with underfloor heating throughout, arranged in an L shape over two floors.

Configured to provide an ideal family and entertaining space with predominantly open plan ground floor accommodation with a wealth of exposed Karndean flooring and elegant neutral décor throughout, the accommodation flows from a welcoming entrance hall with tiled flooring and a glazed front door and large sky lantern, both providing plenty of natural light. It flows into a kitchen/dining room with tiled flooring, a range of wall and base units, complementary work surfaces and splashbacks, modern integrated appliances, space for a good-sized table, and a fitted utility area with doors to both the integral double garage and the garden.

Adjacent is a generous front aspect sitting room with a feature exposed brick fireplace with multi fuel woodburning stove, bespoke storage and patio doors to the front terrace. An inner hall with useful cloakroom, gives access to a bedroom wing with a generous snug with fitted storage and full-height glazing incorporating a glazed door to the rear terrace, a principal bedroom with fitted storage and en suite shower room and a further dual aspect bedroom with fitted storage, currently configured for use as a study.

Stairs rise from the inner hall to the first floor, dedicated to a spacious vaulted bedroom and a neighbouring modern family bathroom, numerous skylights throughout flooding the space with natural light.

All windows and doors in the property are aluminium framed and triple glazed, except 2 Everest windows (life guarantee) in the living room and 1 upvc window in the bathroom.





## Outside

Set at the end of a quiet cul-de-sac and screened by mature hedging, the property enjoys plenty of kerb appeal. It is approached via a block-paved driveway that provides private parking and access to the integral double garage, a gravelled side area ideal for overflow parking, and a paved front terrace—partially screened by a fence and partially covered by a gazebo—accessible from the sitting room and perfect for entertaining or al fresco dining. The well-maintained enclosed rear garden is laid mainly to level lawn bordered by well-stocked flower and shrub beds and some raised wooden planters and features a timber summer house with power and double doors to a paved terrace, a neighbouring shed and a generous paved terrace with hot tub area accessible from the snug, also ideal for entertaining and al fresco dining.

## Location

Located within the South Downs National Park, the historic village of Ditchling offers local shopping, cafés, a church, primary school, sporting clubs and two pubs, one an award-winning gastropub, all surrounded by picturesque walking and cycling routes. The larger villages of Hassocks and Hurstpierpoint provide more comprehensive shopping. More extensive amenities can be found in Burgess Hill and Haywards Heath, the county town of Lewes and the coastal business and entertainment city of Brighton. Local sporting and recreational facilities include Wickwoods Country Club, golf at Haywards Heath, show jumping at Hickstead, racing at Brighton and Goodwood and sailing at Brighton and Chichester. Communications links are excellent: Hassocks station offers regular services to London in around an hour and the A23 gives easy access to the coast at Brighton, to the M23 and to London and its airports.



## Distances

- Ditchling village centre 0.2 miles
- Hassocks 1.6 miles
- Hurstpierpoint 3.3 miles
- Burgess Hill 3.6 miles
- Haywards Heath 6.1 miles
- Lewes 7.4 miles
- Brighton 8.8 miles
- Horsham 20.4 miles
- London Gatwick Airport 19.8 miles
- Central London 61.8 miles

- Ridgeview Wine Estate
- Plumpton Racecourse
- Devil's Dyke
- Nymans (National Trust)
- Arundel Castle
- Herstmonceux Castle

## Nearby Schools

- Ditchling C Of E Primary School
- Downlands Community School
- Hurstpierpoint College & Preparatory School
- Plumpton College
- LVS Hassocks
- Burgess Hill Girls
- Handcross Park School

## Nearby Stations

- Hassocks Station
- Burgess Hill Station
- Plumpton Station

## Key Locations

- Ditchling Museum of Art + Craft
- Ditchling Beacon
- Oldland Windmill
- Jack and Jill Windmills





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8641797/LCO



## Floorplans

Main House internal area 1,509 sq ft (140 sq m)

Garage internal area 276 sq ft (26 sq m)

Outbuilding internal area 92 sq ft (9 sq m)

Total internal area 1,877 sq ft (174 sq m)

For identification purposes only.

## Directions

BN6 8TU

**what3words:** ///spellings.cheering.perused - brings you to the driveway

## General

**Local Authority:** Lewes District Council

**Services:** All mains services

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** C

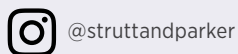
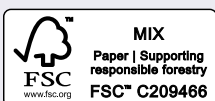
## Lewes

201 High Street, BN7 2NR

**01273 475 411**

lewes@struttandparker.com  
struttandparker.com

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

