



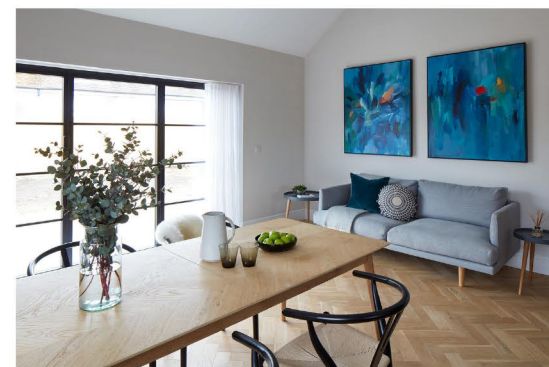


modern sussex barn

Introducing The Nye – an almost brand new detached bungalow built to an impeccable standard and nestled in the gorgeous village of Ditchling, within the South Downs National Park.

The bungalow itself is tucked away at the very foot of Ditchling Beacon and offers luxurious, contemporary finishes at every turn with open plan living space at the heart of the design making it perfect for entertaining.

Simply put, modern bungalows of this quality are seldom available in such desirable positions. This is an opportunity you won't want to miss.



let me entertain you

The hub of the home is, without doubt, the living/dining/kitchen room – a wonderfully light, airy open plan space with “crittall style” bi-fold doors that seamlessly connect the inside with the garden.

The beautiful kitchen is a timeless shaker-style with an extensive range of wall and base units in a stylish deep blue/black. The white Quartz worktops contrast to striking effect and add a touch of opulence. The Neff appliances are all integrated including electric double oven, fridge, freezer, electric hob and “downdraft” extractor.

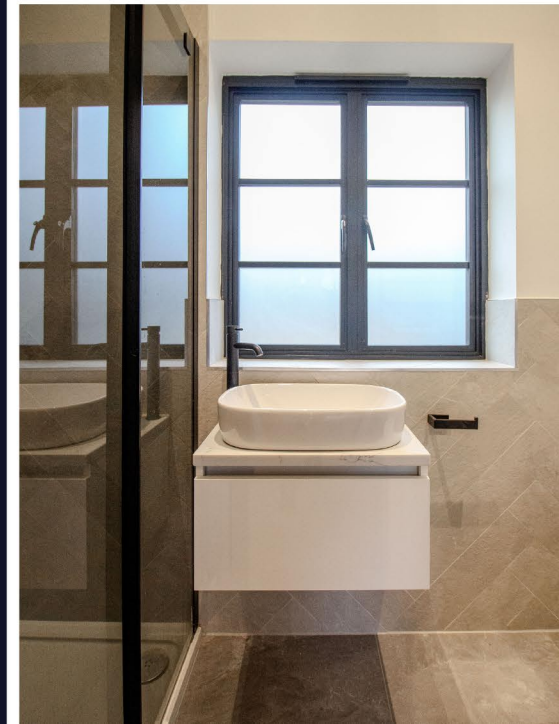
There is even an essential wine cooler to keep the rosé nice and chilled. The vaulted ceiling creates a voluminous feel, and the large island is a real focal point where you would naturally gather with friends and family.



sleepy heads

The master bedroom has its own lavish ensuite shower room with underfloor heating and a door that open out to the garden terrace.

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plenty of
flexibility

You have up to three almost equisized double bedrooms, although there is plenty of versatility that means one bedroom could be used a separate, cosier sitting room.

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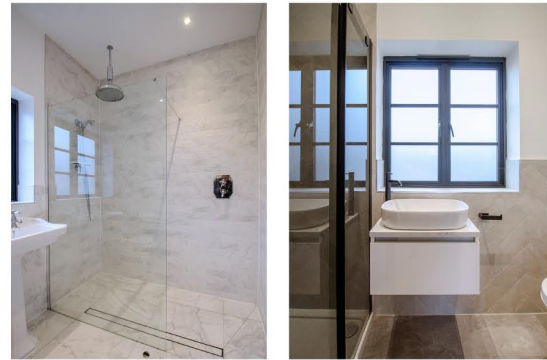
gorgeous interiors

Each bedroom is served by the gorgeous family bathroom with a freestanding roll top bathtub the perfect spot to unwind.

There is also a separate walk in shower, heated towel rail and tasteful tiling.

The home is tastefully decorated with a calming, neutral palette making it a truly turn-key option for an incoming buyer.

There is gas fired underfloor heating throughout that compliments the high performance double glazing and PV solar panels to provide plenty of energy efficiency (EPC: B-86).



the garden

To the front The Nye offers driveway parking for up to three cars.

The rear garden has been landscaped with a large expanse of level lawn and a paved terrace that is perfect for al-fresco dining. The garden is bordered by evergreen “Quercus Ilex” trees to provide screening.

For those who work from home, the modern garden studio will surely appeal. There is power, lighting and internet connection making it the perfect work space away from the main house.

There is also a garden shed for the “odds & ends” and side access.



out & about

Ditching 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 Green Welly café 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.



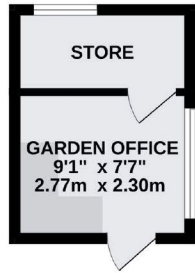
The larger, neighbouring village of Hassocks offers more extensive facilities and mainline rail services to London, Brighton and Gatwick International Airport. The cosmopolitan city of Brighton & Hove is just eight miles south and provides world class shopping and dining.

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



A panoramic view of a rolling green landscape, likely a park or countryside. In the foreground, a wooden gate stands open in a field, with a barbed wire fence running across the scene. The middle ground is filled with lush green fields, scattered trees, and a small cluster of buildings. The background shows a vast, hazy expanse of land under a soft, golden sky, suggesting a sunrise or sunset. The overall scene is peaceful and scenic.

South Downs National Park
on your doorstep...



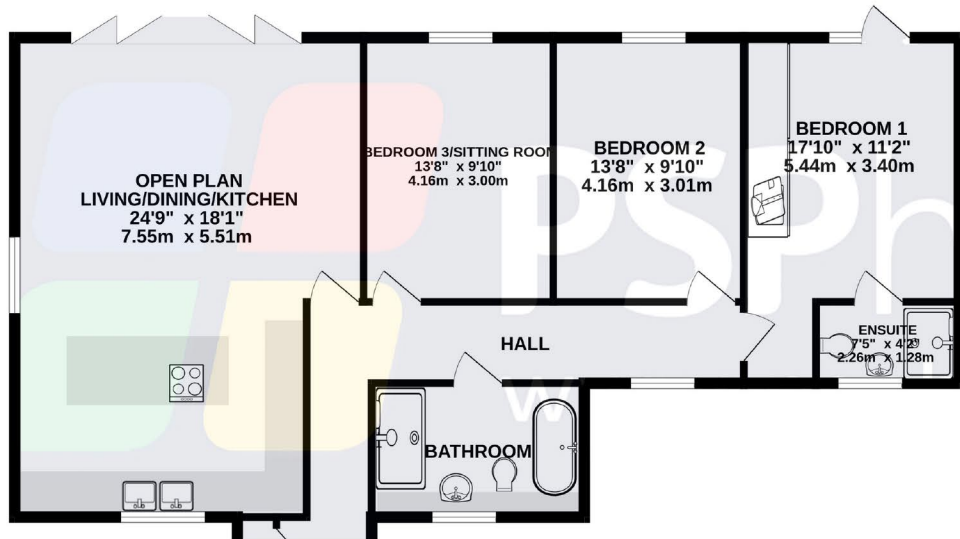
GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



GROSS INTERNAL AREA EXCLUDES GARDEN STUDIO & STORE

TOTAL FLOOR AREA: 1129sq.ft. (104.9 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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THE FINER DETAILS

Tenure: Freehold

Local Authority: Lewes District Council

Council Tax Band: F

Plot Size: 0.09 acres

Services: Gas fired central heating, mains drainage, mains water & electricity

Available Broadband Speed: Superfast (up to 46 mbps download)

We believe this information to be correct but cannot guarantee its accuracy and recommend any intending purchaser checks details personally.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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