



16a South Street, Ditchling, BN6 8UQ

A state of the art contemporary 3 bedroom house built over 3 floors, designed by renowned architects Morgan Carn, creating energy saving residences maximising the use of glass and presenting all the aspirational qualities of modern living.

In Excess of
£500,000



**MANSELL
McTAGGART**
Trusted since 1947

16a South Street

Ditchling

The property is ideally situated in the heart of this thriving Downland village within a moments walk of a delicatessen, 2 coffee shops and 2 public houses/restaurants.

The accommodation combines stylish ease of maintenance for modern living and intelligent design features. A solid oak front door opens into the entrance hall, stairs to the first floor and access to the open plan kitchen/reception room at the back and downstairs cloakroom fitted with a white suite. From the hallway there is access to the kitchen/sitting room fitted with a wood burning stove and full width bi-fold doors to the rear garden. The kitchen area has been luxuriously fitted by German designers 'Heicht' with Caesar stone worksurfaces and 'Siemens' appliances to include integrated electric oven/microwave, induction hob, washer/dryer, slimline dishwasher and fridge/freezer.

On the first floor there is a 2nd bedroom with built-in wardrobes that could also be used for a sitting/TV room, a 3rd bedroom and a luxury bathroom fitted by 'Duravit' with 'Hansgrohe' fittings. On the 2nd floor there is the master bedroom with built-in wardrobes and a luxury bathroom fitted by 'Duravit' with 'Hansgrohe' fittings.

Outside the property comes with 1 private parking space and a beautifully landscaped private rear garden laid to block paving and a small area of lawn. Benefits include LED lighting, gas fired central heating via a combination boiler, double glazed windows in powder coated aluminium frames, wiring for Skyplus to all rooms and CAT6 data wiring to all rooms.



16a South Street

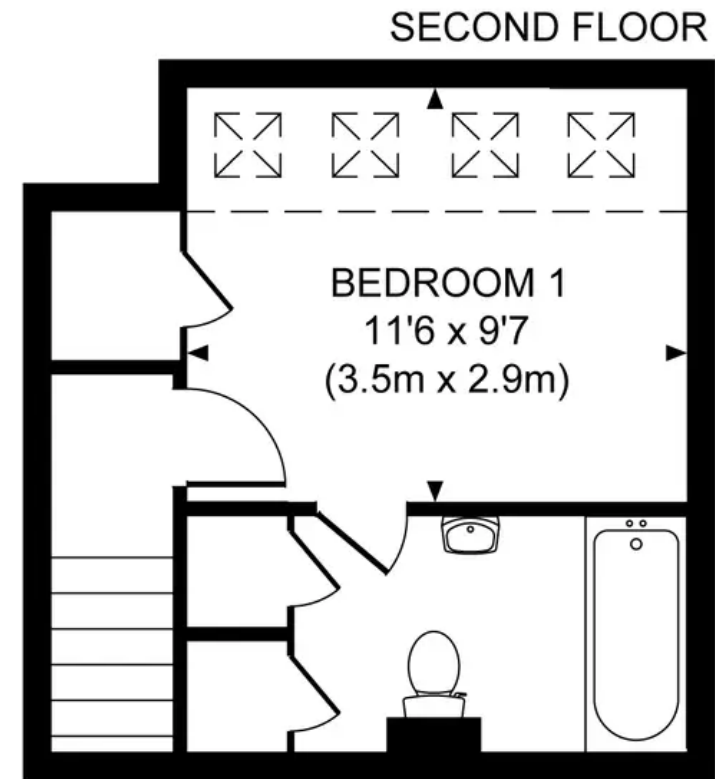
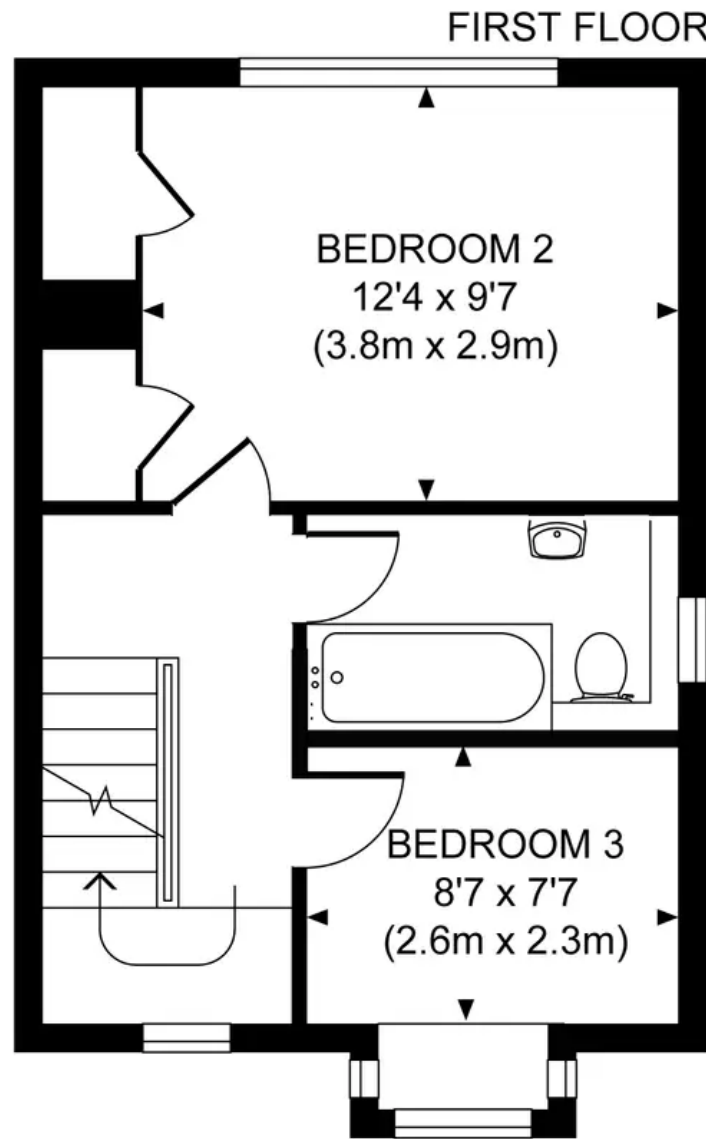
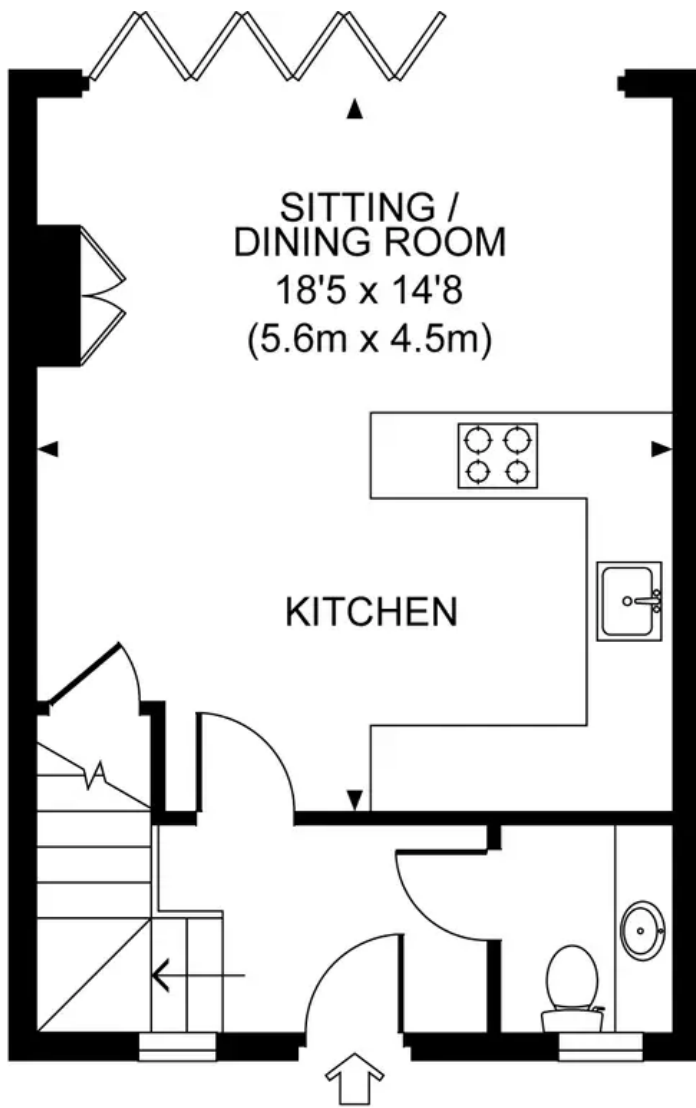
Ditchling

- Cottage style landscaped rear garden
- Situated in the heart of Ditchling within walking distance of shops and school
- 1 allocated off-street parking space
- Contemporary town house over 3 floors
- Open-plan sitting room with wood burning stove and bi-fold doors
- Kitchen with integrated appliances incl. oven, induction hob, washer/dryer, fridge/freezer and slimline dishwasher
- Separate lounge or double bedroom to first floor with two fitted wardrobes
- First floor family bathroom
- Top floor bedroom 1 with fitted wardrobes and en-suite bathroom
- Council tax band E

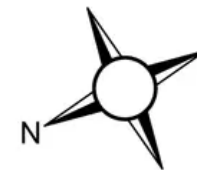
The property is situated almost in the heart of the village and within walking distance of all amenities. Ditchling High Street has an array of village shops, boutiques, Post Office, bakery and tea rooms. Ditchling also has a church, village hall, health centre, museum and a highly regarded primary school. The village has a busy social calendar with numerous events throughout the year, sports clubs, leisure groups and golf club. The village is completely surrounded by countryside interspersed with footpaths and bridleways linking with the neighbouring districts.

Agents note: this property is owned by a Mansell McTaggart director.





Approximate Gross Internal Area
926 sq ft / 86 sq m



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