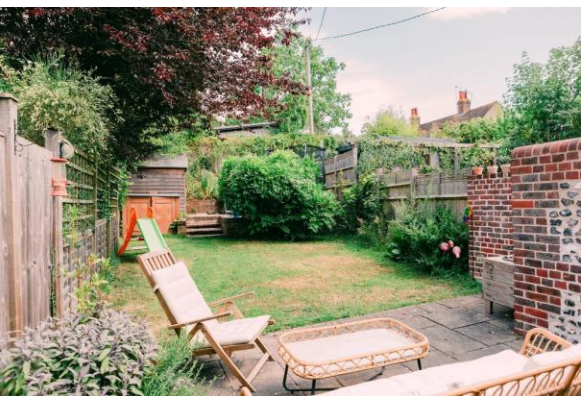


PHILLIPS & STILL



- Attractive extended Victorian terraced cottage
- Two Reception rooms
- Central village location
- Three double bedrooms
- Landscaped rear garden

Lewes Road, Ditchling, BN6 8TT

Asking Price Of £549,000

Location.....location.....location! They say this is top of everyone's list when it comes to finding a new home. So this very attractive extended Victorian terraced cottage situated in a central village location will certainly not disappoint! The house offers ample accommodation arranged over three floors, which has been tastefully decorated throughout and comes with a landscaped rear garden and views of the South Downs



Property Description

An attractive extended Victorian terraced cottage in a central village location with a landscaped rear garden and views of the South Downs. Ditchling, nestled within the South Downs National Park, is a historic village playing host to a selection of local shops, cafes, a church, and two public houses including The Bull, an award-winning gastro pub.

The larger village of Hassocks is a short drive away, as is the city of Brighton and Hove, both offering mainline train connections to London and a greater array of shops and restaurants. This area of Sussex also benefits from a variety of superb private and state schools for all ages, all within easy reach of the village.

This charming cottage is part of a small terrace of 4 period properties known as 'Sunnyside Cottages' in the heart of the village. The property has been refurbished and extended over the years with the addition of a single storey extension to the rear of the property, creating a light and spacious kitchen/dining room with bi-fold doors opening out onto the landscaped garden.

There are modern design features within the kitchen such as polished concrete work surfaces and a vaulted ceiling seamlessly blending with the character of the original house. Further to the kitchen is a sitting room on the ground floor benefiting from a cast iron wood burning stove. Stairs lead to the first floor where the main bedroom with stunning views of the South Downs and the family bathroom reside. Stairs from the landing lead to the second floor where there are 2 further bedrooms.

The rear garden is wonderfully landscaped and comprises a paved patio that adjoins the rear of the property leading to an area of lawn. A raised terrace at the end of the property houses a timber shed perfect for storage.





Accommodation

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM
13' 2" x 12' 2" (4.01m x 3.71m)

KITCHEN
10' 8" x 9' 11" (3.25m x 3.02m)

CLOAKROOM

DINING ROOM
9' 3" x 9' (2.82m x 2.74m)

FIRST FLOOR

BEDROOM 2
12' 2" x 12' 1" (3.71m x 3.68m)

FAMILY BATHROOM

SECOND FLOOR

BEDROOM 1
13' 5" x 8' (4.09m x 2.44m)

BEDROOM 3
9' 8" x 6' 7" (2.95m x 2.01m)

OUTSIDE

LANDSCAPE REAR GARDEN

Lewes Road, Ditching, BN6 8TT



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2022

Picture this...

This is the perfect property to come home to after a long day...can you think of any better way to switch off than sitting in your private garden enjoying a cold glass of your favourite something?

If you're feeling more adventurous then why not pop out for a short stroll along to the famous 'The Bull' establishment and enjoy their fantastic gastro pub food or a few drinks after a long day. Alternatively, you can walk into the centre of this popular village and explore within minutes, there will never be a short of things to do in this amazing historic town!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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