



14 East Gardens, Ditchling, BN6 8ST

This well presented three / four bedroom 1930's semi detached house is situated in a quiet location within easy access to the desirable and sought after village of Ditchling. Boasts good family living including a modern fitted kitchen diner and two further reception rooms.

In Excess of
£700,000



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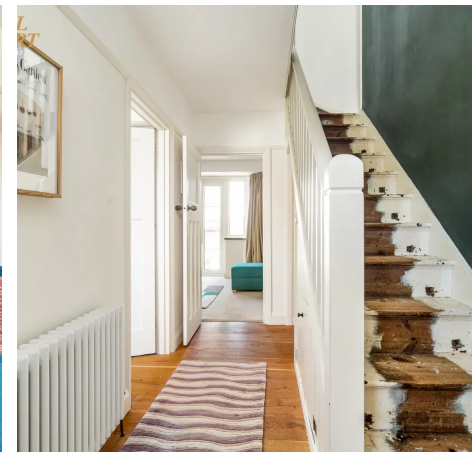
14 East Gardens

Ditchling

Entrance hall with solid oak flooring with under stairs meter cupboard. Leading onto two further reception rooms one of which is currently used as a dining room with a feature fireplace. The second reception room has French doors onto the secluded rear garden and a Chesney wood burner. There is also a shower room which is fully tiled throughout. The modern fitted kitchen diner has a selection of wall and floor mounted units with granite worksurfaces and space for a Rangemaster oven and space for fridge freezer and washing machine and an integrated dishwasher. French doors onto rear garden.

Stairs leading to first floor landing with loft hatch with three good size bedrooms and a fourth which is currently used as an office as well as a family bathroom.

Rear garden is secluded with distant views to the south downs with a paved patio area lead onto lawn various selection of plants and a summer house. Front garden is gated and has off road parking for 2/3 cars.



14 East Gardens

Ditchling

- Four bedroom semi detached house
- Village location
- Well presented
- Modern fitted kitchen diner
- Two reception rooms
- Shower room
- Family bathroom
- Secluded rear garden
- EPC: D Council Tax: E
- Off road parking for 2/3 cars

Ditchling is the archetypal Sussex Village, nestling in a fold of the South Downs. The local shops provide a traditional service to the community, offering an excellent range of day to day necessities. About two miles away is the larger village of Hassocks where there are main line rail links to both Gatwick, London and Brighton. The A23 is easily reached and provides fast vehicular access to Gatwick Airport. To the south of the Downs is the city of Brighton and Hove with its wealth of restaurants, cinemas, clubs and theatres.

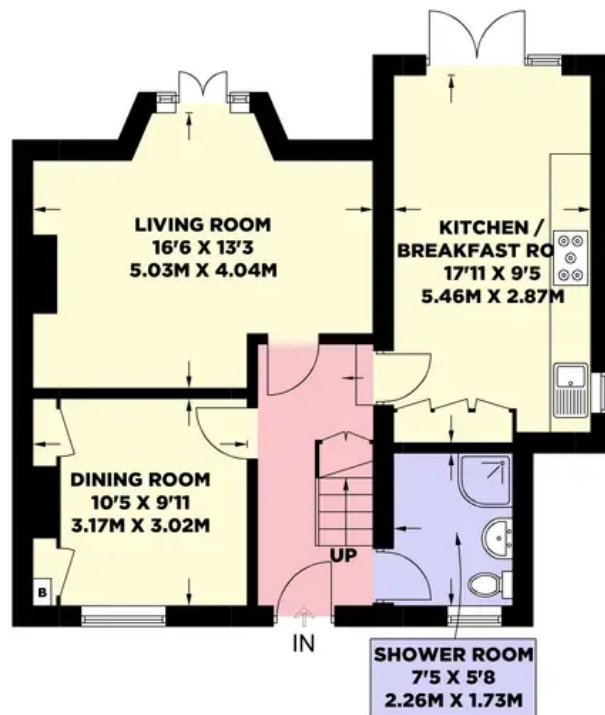
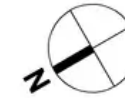


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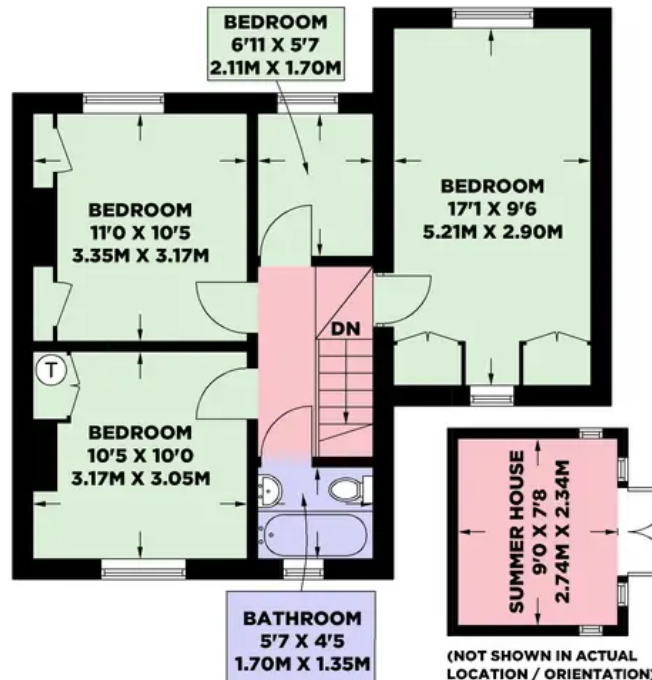
Approximate Gross Internal Area = 1135 sq ft / 105.4 sq m

Summer House = 70 sq ft / 6.5 sq m

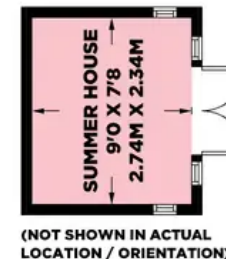
Total = 1205 sq ft / 111.9 sq m



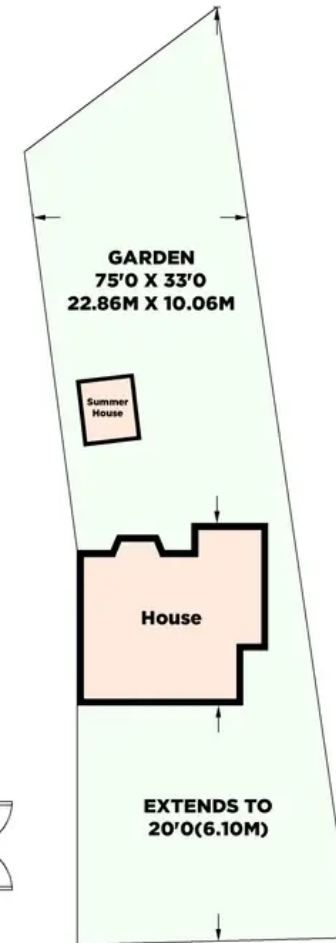
Ground Floor
605 sq Ft / 56.2 sq M



First Floor
530 sq Ft / 49.2 sq M



Summer House
70 sq Ft / 6.5 sq M



Site Plan

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and shown is an approximate interpretation for illustrative purposes only.

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