



## 81 Lewes Road, Ditchling, BN6 8TY

£799,950

A deceptively spacious three bedroom, two bathroom, detached bungalow, requiring some cosmetic updating and having a lovely Southerly aspect towards the South Downs and within the national park.



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# 81 Lewes Road

**Entrance Porch:** UPVC Double glazed front door to:

**Hall:** Parquet flooring, loft hatch, two storage cupboards (one with electric heater) with doors to all principal rooms.

**Triple Aspect Lounge/Dining Room:** UPVC bay to front, facing south, UPVC to both sides.

**Kitchen/Breakfast Room:** French Oak units eye & base, laminate worktops, tiled splashbacks and sink unit with waste disposal. Space for cooker, tall fridge freezer, tables & chairs with two UPVC windows to rear. Door to rear lobby.

**Rear lobby:** UPVC window to side and door to back garden.

**Utility:** wall mounted boiler. plumbing for washing machine, electric consumer unit. Door to garage.

**Bed One:** Large built in walk in wardrobe, UPVC to side, door to:

**En-Suite Bathroom:** Coloured suite, hand basin, Low level WC, panelled bath, built in cupboard & UPVC window.

**Bed Two:** UPVC window to front, **Bedroom Three/Study:** Fitted office furniture, UPVC window to front

**Shower/WC:** Mixed suite, low level WC, hand basin, shower cubicle, tiled walls, UPVC window.

**Drive:** Brick paved plus turning for 4 cars. **Garage:** Electric roller door, lighting and power, UPVC window to side.

Front, rear & side gardens with 'L' shaped lawns which measure 72' x 54'. Patios, shrubs & trees, providing a good level of seclusion from the road. Timber shed. Enclosed with 2 gates.





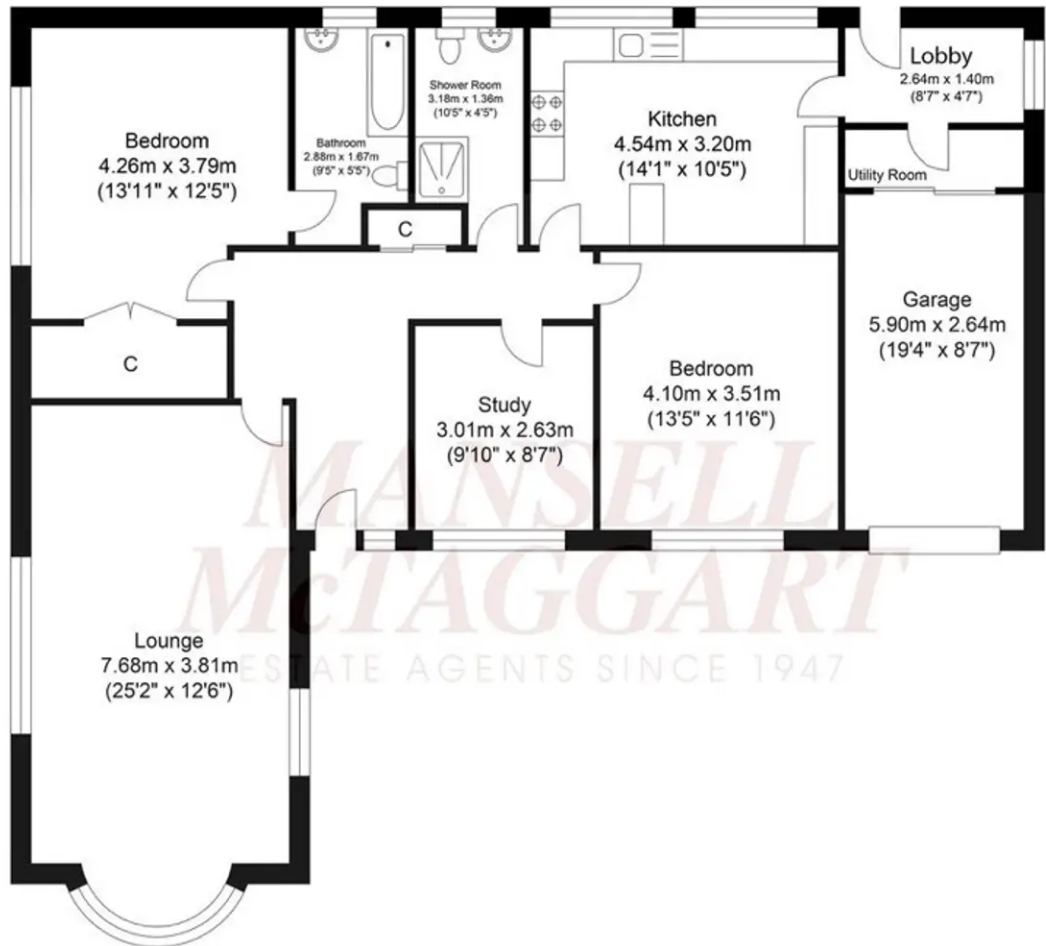
# 81 Lewes Road

## Ditchling

- Detached bungalow
- Triple aspect living room
- Kitchen/breakfast room
- Rear lobby and utility
- Master bedroom with built in wardrobe and en-suite bathroom/wc
- Spacious double bedroom two
- Office/bedroom three
- Front, side and rear gardens – private driveway – attached single garage
- Vacant possession with no onward chain
- Council tax band: F, Energy performance rating: D

Ditchling High Street has an array of village shops, boutiques, a store, post office, bakery and tea rooms. Ditchling also has a church, village hall, health centre and a museum. 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, villages, Ditchling Common and the South Downs. Nearby Hassocks (one and a half miles) has a broader range of shops and railway station whilst the main towns of Burgess Hill (four miles) and Haywards Heath (seven miles) offer an extensive range of shops. STATIONS Hassocks offers fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes). Haywards Heath station also offers a fast and frequent service to London (Victoria and London Bridge both approximately 47 minutes).





Ground Floor  
 Approximate Floor Area  
 1384.23 sq ft  
 (128.60 sq m)

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