



## 12 The Dymocks, Ditchling, BN6 8SU

A beautifully presented extended three bedroom semi-detached house situated in the heart of the picturesque Ditchling village, is finished to a very high standard with delightful front and rear gardens and offering two off road parking spaces. Internal viewing is highly recommended.

In Excess of  
**£650,000**



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# 12 The Dymocks

## Ditchling

The property specification is as follows, a porch leading into a generous sized living room with a bay fronted window and fireplace, with double doors leading into the extended kitchen dining area, The modern fitted kitchen comprises of a selection of wall and base mounted units, with fridge freezer, space for oven, integral extractor fan, integrated dishwasher and washing machine as well as tiled flooring and splashbacks. The dining area has a boiler cupboard with "Vaillant" boiler, and an integral cupboard space, French doors lead onto the rear garden.

First floor has a good size landing with loft hatch, and two good size bedrooms and an airing cupboard housing the Mega flow water tank, a beautiful modern family bathroom with, low level WC, sink, bath with overhead shower, fully tiled to a high standard.

Second floor has a large bedroom with dual aspect windows.

Outside the rear garden is well maintained with a patio area leading onto a lawned area with various borders containing a number of plants and flowers, side access to the front has an outside tap and gate. The front garden is also well maintained mirroring the rear garden, with two off road parking spaces.

The property has UPVC double glazing and gas central heating.





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## Ditchling

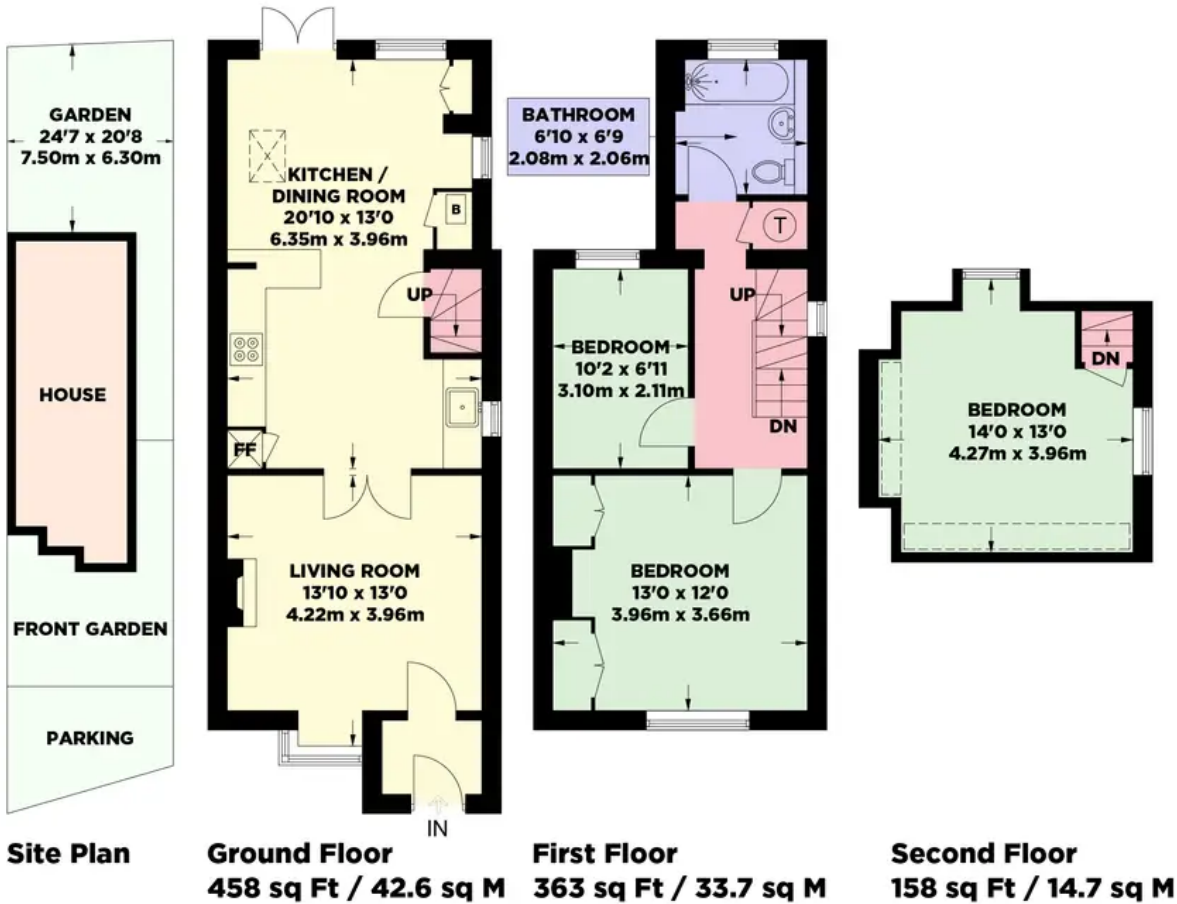
- Three bedroom extended semi-detached house
- Well presented
- Desirable central village location
- Off road parking for two cars
- Modern fitted kitchen
- Separate living room
- Front and rear gardens
- Three floors
- EPC: D Council tax: E
- Open plan kitchen diner

Situated just off the picturesque village High Street and within a short walking distance of all village facilities which include: Post Office/newsagent, chemist, two public houses including the award winning Bull, cafes, GP/Health Centre and well regarded primary school. Ditchling is surrounded by some of the county's most picturesque countryside interspersed with numerous footpaths and bridleways linking with the neighbouring districts. More comprehensive shopping facilities and rail services are available at nearby Hassocks and Burgess Hill offering fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South coast (Brighton 10 minutes). The market town of Burgess Hill is three miles to the North West and within a short driving distance the A23 gives access to the M23/M25 motorway network.



# 12 THE DYMCKS

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USE AREAS)  
**979 sq ft / 91 sq m**



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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 all area 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 services shown is an approximate interpretation for illustrative purposes only.

29 Keymer Road, Hassocks, West Sussex BN6 8AB  
 has@mansellmctaggart.co.uk

mansellmctaggart.co.uk  
 01273 843377

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**Certified Property Measurer**

- 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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