



## Top Floor Flat, 27 Lewes Road, Ditchling, BN6 8TT

£370,000

A rarely available and good sized two double bedroom maisonette, having been modernised and redecorated, occupying the whole of the first floor of this detached Sussex style building built in the 1960's featuring a private rear garden and stunning views from all the principal rooms to the South Downs National Park.



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# Top Floor

27 Lewes Road, Ditchling

- Ownership of freehold title
- Two double bedrooms
- Far reaching downland views over the South Downs National Park
- Private garden
- Modernised and redecorated
- Garage/store
- Gas central heating – Upvc double glazed windows and external door
- Large loft space with scope for conversion STPP
- Vacant possession and no onward chain
- Council tax band C – Energy performance rating D

**Glazed entrance door** (located at the rear) to the small lobby with coat hanging space and stairs to the first floor: (Please note that the heating system and uPVC windows and doors were brand new in Dec 2023).

**Landing/Hallway:** window overlooking the private garden, radiator, coved ceiling with smoke alarm, telephone point, double airing cupboard housing “Glow Worm” combi gas central heating boiler, storage cupboard over, digital central heating programmer.

**Lounge/Dining Room:** 17'4" into bay x 12'7" dual aspect room with fine view of the South Downs over rooftops. Fireplace with electric fire, double radiator, TV aerial, small side window, coved ceiling.

**Kitchen:** 10'3" x 7' dual aspect room with a window to the side with views to the South Downs and a window overlooking the rear garden. Fitted with “Neff furniture and a mottled grey worktop, cupboard, drawers and appliance space under (plumbing for washing machine).



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**Bedroom 1:** 10'10" x 10' dual aspect room with views to the South Downs over rooftops. Radiator, fitted wardrobe, coved ceiling.

**Bedroom 2:** 12' x 9'6" window with views to the South Downs over rooftops, radiator, double fitted wardrobe cupboard with storage cupboard over, coved ceiling.

**Bathroom:** fitted with a White bath suite with shower over, wash hand basin and low level WC. Ladder radiator, coved ceiling, hatch to an insulated loft, part tiled walls, frosted window.

## Outside:

Detached brick-built garage with a tiled roof approached by a gravel driveway affording parking space for numerous vehicles.

**Private North Facing Garden:** 55' x 40' (including driveway) with lawn, flower borders and apple tree. The garden offers degree of seclusion.

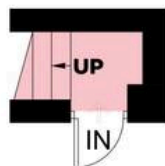
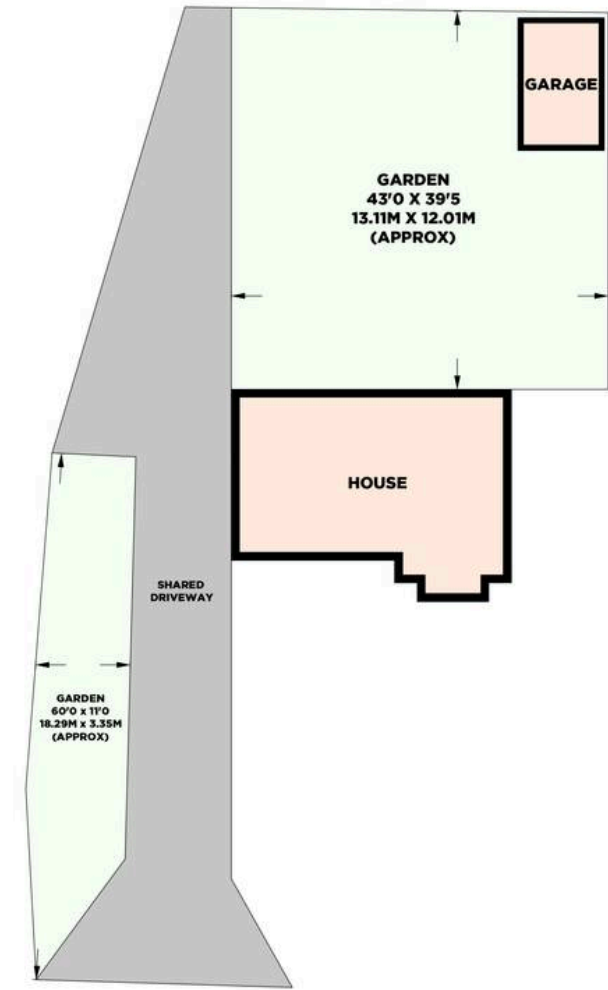
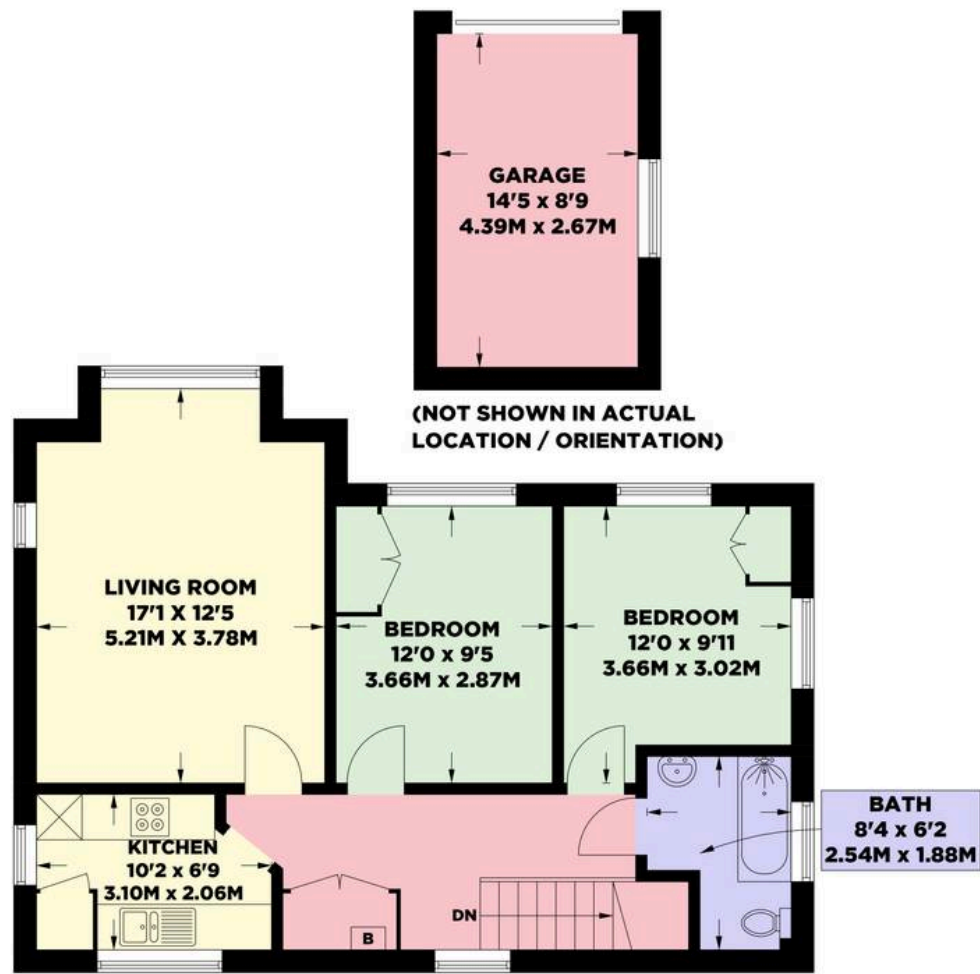
Maintenance: No annual charges are asked unless works might need to be carried out from time to time. Upper maisonette has absolute title subject to the ground floor maisonette having a 999 year lease from when the property was first built. The owner of the upper property is responsible for organising building insurance and general maintenance. Ground rent is a peppercorn per annum.



# 27 LEWES ROAD

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE)

**818 sq ft / 76.0 sq m**



**Ground Floor**  
**16 sq Ft / 1.5 sq M**

**First Floor**  
**677 sq Ft / 62.9 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 data shown is an approximate interpretation for illustrative purposes only.

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

