



South View

Ditchling, East Sussex, BN6 8TQ

MARCHANTS

South View

An extended 4 bedroom semi-detached property with character features and over 100' rear garden. South View is located on the edge of Ditchling, a semi-rural cul-de-sac of just 18 properties with far reaching views of the South Downs and walking distance to stunning countryside, and the award-winning Ridgeview Vineyard with Rows & Vines Restaurant as well as the popular Notcutts Garden Centre.

OIRO £650,000

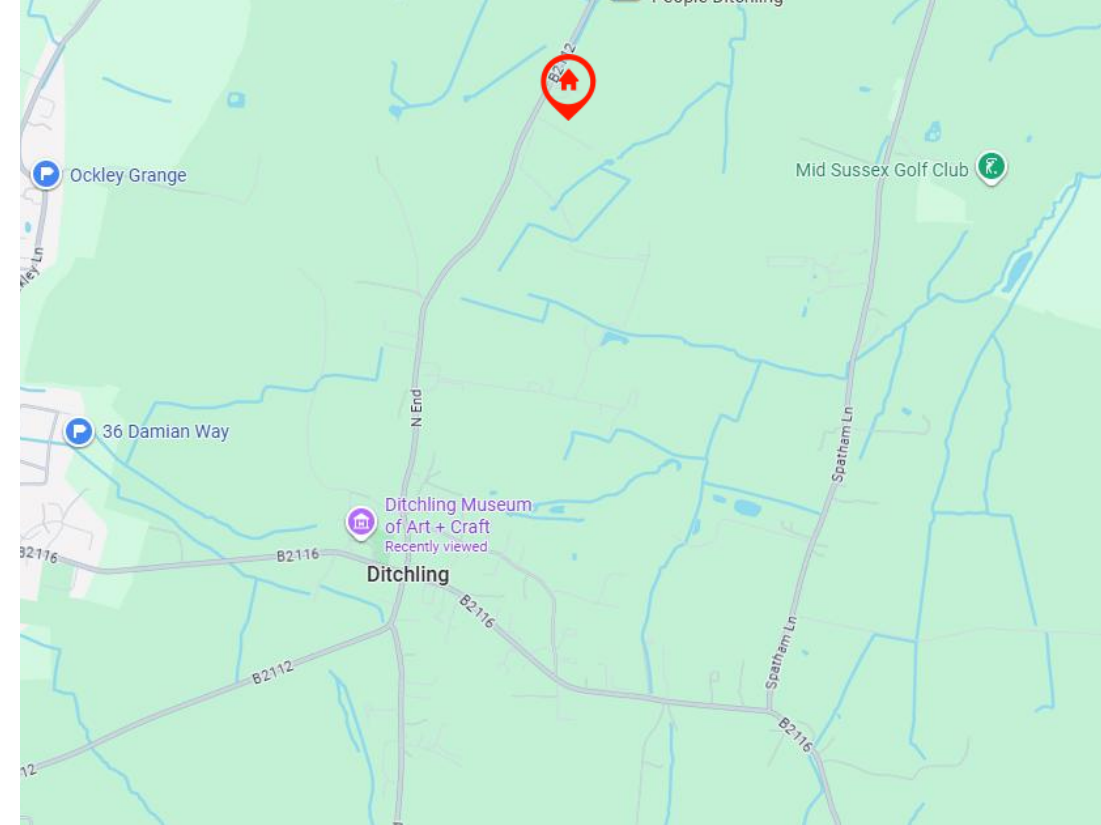
MARCHANTS

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Features

- 1930's Semi-Deatched House
- Character Features Throughout
- Four Bedrooms
- Two Shower Rooms (1 being En Suite)
- Two Reception Rooms
- 109' Landscaped Rear Garden
- Semi-Rural Cul-de-sac Location
- Uninterrupted Views



The historic village of Ditchling, set at the foot of the South Downs National Park.

Location

The picturesque village of Ditchling nestling just under the foot of Ditchling Beacon, the highest point on the South Downs with unrivalled countryside and walks on your doorstep. The village provides a variety of amenities including independent shops, a sub post office, chemist, cafes and an award-winning Gastro pub the Bull, Ditchling museum of Art+Craft, and St Margarets Junior school.

The nearby village of Hassocks is just under 2.5 miles distant to the east with a further array of local amenities which include a variety of shopping facilities, eateries, post office, health centre, schools for all age groups and a mainline railway station.

- Ditchling Village Centre (0.9 miles)
- Hassocks Station (2.2 miles)
- Brighton (8.5 miles)
- Gatwick Airport (19 miles)

Accommodation

1930's timber and leaded glazed door, outside lantern light, paved store area with connected water butt. Gated access to rear garden.

LOBBY Cat flap, door to utility area, 'Worcester' combi boiler, wall mounted hand basin and mixer tap (water and waste connection for W.C.). Coat hooks.

Stable door to a spacious open plan area comprising;

KITCHEN View over front garden and a South aspect. A range of fitted cabinetry to include wall and base units and drawers with Beech block worksurface over and inset one and half bowl stainless steel sink and drainer with mixer tap over. 'Smeg' five burner gas hob, built-in unit housing 'Bosch' double oven with storage above and under, glazed display cabinets, spaces for washing machine, dishwasher and free-standing fridge freezer. Ceramic tiling to splashback areas, central heating control unit and under unit mood lighting, floating shelves. Deep recess (original fireplace) and built in under stairs storage cupboard, feature beamed ceiling. Engineered Oak flooring throughout the ground floor.

DINING AREA A spacious area, floating shelves, telephone connection, wall lights. PVCu French doors with opening side panels leading to the patio.

LIVING AREA Radiator, wall lights, wood burning stove and granite hearth, PVCu window with 'Oak' wide windowsill seat for enjoying the garden view. Door to;





INNER HALL Coat hooks, radiator. Door to:

LOUNGE/SNUG View over front garden and a South aspect. Radiator with fret work cover, wall lights, brick built open fireplace and hearth with Mahogany deep mantle over. Broadband (full fibre), television and telephone connections. Picture rail and feature beamed ceiling. Recess with floating shelf. Door to Kitchen.

STAIRS RISING TO **FIRST FLOOR**.

LANDING Electric consumer unit, 'Honeywell' room thermostat. Hatch to loft, light and partially boarded.



Accommodation

BEDROOM ONE A double aspect spacious room with a feature vaulted ceiling, two 'Victorian' column radiators, wall lights, 'Velux' roof windows and French doors with a Juliette balcony and a view over the rear garden.

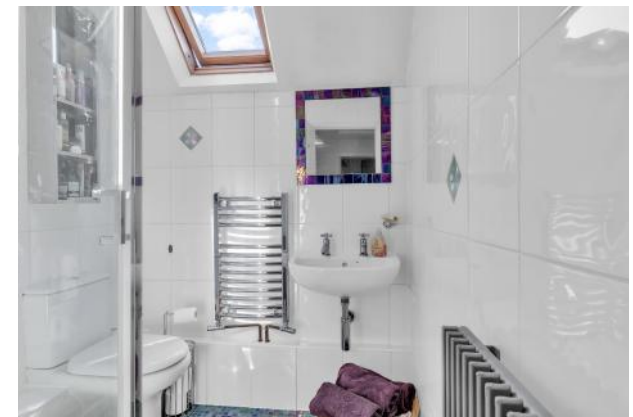
EN SUITE Pea shaped walk-in shower with curved glazed screen, thermostatic shower apparatus and mixer tap. Close coupled toilet, chrome towel holder, wall mounted hand basin with mixer tap and glass shelving. Wall mounted shaving mirror, light and shaver point, heated ladder style towel warmer, ceramic tiled walls and floor. 'Velux' roof light and extractor fan.

BEDROOM TWO A double room with a South aspect and view over the front garden. Built-in storage cupboard with hanging rail and storage above. Radiator.

BEDROOM THREE A double room with a South aspect and view over the front garden. Built-in storage cupboard with hanging rails, built in airing cupboard housing the hot water cylinder and 'Salamander' electric shower pump. Radiator.

BEDROOM FOUR/STUDY Radiator, built-in desk and shelving, Telephone connection.

FAMILY SHOWER ROOM Walk-in shower enclosure with sliding door, thermostatic apparatus and mixer tap over, close coupled toilet, wall mounted hand basin and taps. Anthracite grey column radiator, ladder style towel warmer, mosaic tiled floor, ceramic tiled walls. 'Velux' roof window.





Garden and Patio Area

FRONT GARDEN Mainly laid to lawn with a hard stand for off street parking or storage of Leisure vehicles, further paved area, meter boxes and outside water tap. Gated access to rear garden. Shared pathway to front door:

REAR GARDEN (109' x 33') A full width paved patio, lighting for al fresco dining. Central pathway down the garden, lawned area and flower beds, railway sleeper raised herb bed, established shrubs, cherry tree. Further expanse of lawn, fruit trees including three apple and one Victoria plum, brick-built BBQ with stone plinth. Timber summerhouse with light and power (in need of repair) paved stone circle. Paved stone circle with rotary ailer. Close board timber fencing surrounds the garden boundary.

Additional Information

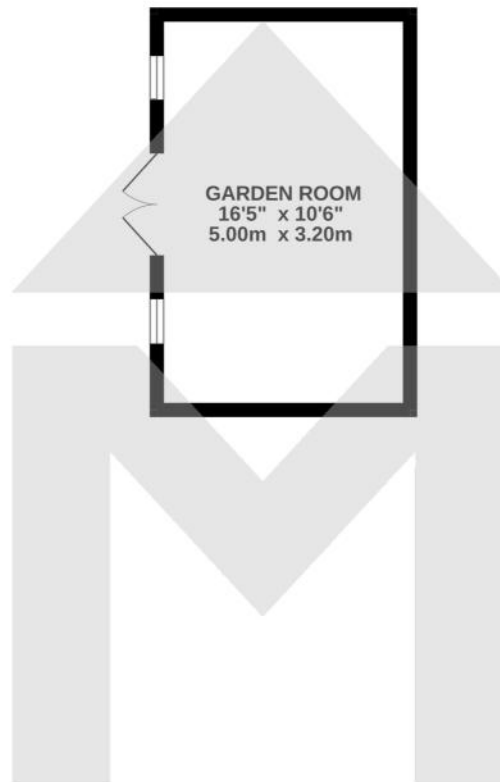
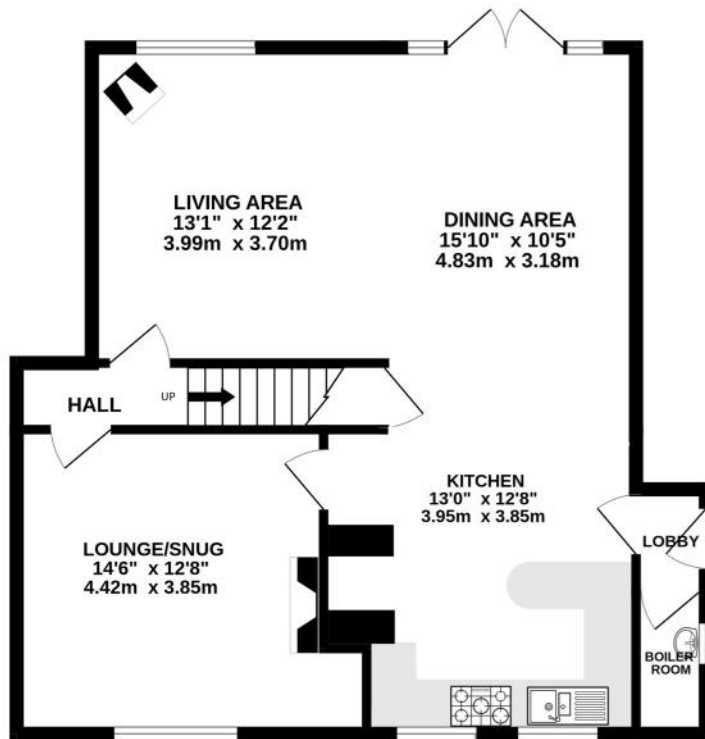
Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	82

Floorplan

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

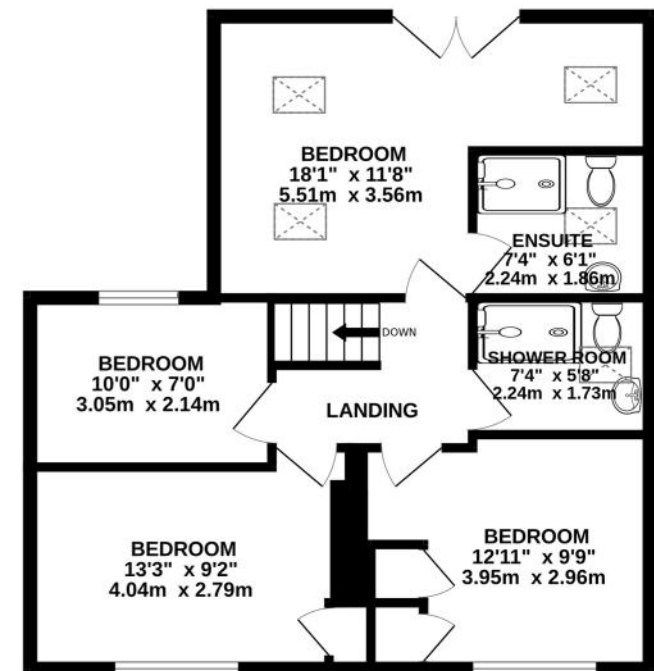


TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.

N.B. This property is owned by a staff member of Marchants.
0821/4SOUVI/SJ/BAG/MMXXV0813

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