



26 Shireys
Brighton, BN1 5QB



26 Shirleys
Ditchling, BN6 8UD

Asking price £899,950

This is a unique re development opportunity to create a family home in a truly beautiful setting.

This character detached bungalow, set in glorious gardens, is located in the highly prestigious private road known as Shirleys on the eastern outskirts of the picturesque downland village of Ditchling. Many miles of countryside walking within the South Downs National Park is on the doorstep, and the picturesque village high street offers a range of local facilities with a range of independent retail outlets, cafes and popular public houses. St Margaret's CEP School is within brief walking distance. Within easy reach in the car is the county town of Lewes to the east and the city of Brighton & Hove to the south, both 8 miles distant.

Built during the 1950s, this interesting bungalow presents the opportunity for substantial alteration and extension to create a luxurious detached home in a highly desirable private residential road. The added bonus is the larger than expected lawned rear garden, which also presents many possibilities for landscaping. The frontage also has a ready made 'in and out' driveway providing plenty of parking.

Internally, there is a delightful reception hall, and throughout, more than a hint of character which could be skilfully retained as part of the building project. Planning permission has been granted and plans can be seen upon request or at the time of viewing



- Amazing Refurbishment Project
- Surprisingly Large Rear Garden
- Planning Permission Granted For Extension/Alteration
- Ditchling High Street Within Walking Distance With A Range Of Local Facilities
- Fabulous Backdrop Of The South Downs National Park
- Post War Detached Bungalow In Highly Prestigious Private Road.
- In & Out Private Driveway For Access
- Close To Glorious Open Countryside Within The Southdowns National Park
- St Margarets CEP School Within Strolling Distance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

SHIRLEYS

Approximate Gross Internal Area = 130.79 sq m / 1407.81 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

GROUND FLOOR

Approximate Floor Area
1233.97 sq ft
(114.64 sq m)

GARAGE

Approximate Floor Area
173.83 sq ft
(16.15 sq m)

