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East Gardens  
Ditchling Hassocks



# East Gardens Ditchling Hassocks BN6 8ST

for sale guide price  
**£625,000**



## Property Description

The historic village of Ditchling nestles at the foot of the South Downs within a National Park and offers a High Street with a variety of shops, a museum and pubs which are all situated within walking distance of the property,

Comprising of an entrance hall, downstairs shower room, generous size lounge and a bright and airy open plan kitchen diner with patio doors leading out to the rear garden, all of which has been modernised throughout.

Upstairs there are three well-proportioned bedrooms, two of which are doubles, and the family bathroom which offers a white suite.

Outside, the rear garden is mainly laid to lawn and benefits from super views towards the South Downs, whilst to the front there is plenty of off street parking.

## Ground Floor

### Entrance Hall

Entrance door to front, understairs storage, cupboard, wood laminate flooring.

### Shower Room

Double glazed window to front, shower cubicle, WC, wash basin, storage cupboard, plumbing for washing machine, chrome ladder style heated towel rail.

### Lounge

10' 1" x 10' ( 3.07m x 3.05m )

Double glazed window to front, wood laminate flooring, radiator.

### Dining / Family Room

16' 3" x 11' ( 4.95m x 3.35m )

Double glazed French style doors to rear garden, radiator, wood laminate flooring.

### Kitchen

13' 4" x 5' 9" ( 4.06m x 1.75m )

Double glazed Velux window. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, integrated dishwasher, built in hob with cooker-hood over, built in electric oven, stainless steel sink/drainer, space for fridge/freezer, wood laminate flooring.

## First Floor

### Landing

Double glazed window to front, access to loft, fitted carpet.

### Bedroom One

10' 10" x 10' 1" ( 3.30m x 3.07m )

Double glazed window to rear, radiator, fitted carpet.

### Bedroom Two

10' 3" x 10' ( 3.12m x 3.05m )

Double glazed window to front, radiator, fitted

carpet.

### Bedroom Three

7' 1" x 5' 6" ( 2.16m x 1.68m )

Double glazed window to front, radiator, fitted carpet.

### Bathroom

Double glazed window to front, panel enclosed bath with mixer taps, wash basin, WC, tiled walls, tiled flooring.

### Outside Front

Offering off-road parking for two vehicles.

### Rear Garden

A private rear garden being mainly laid to lawn with side access.

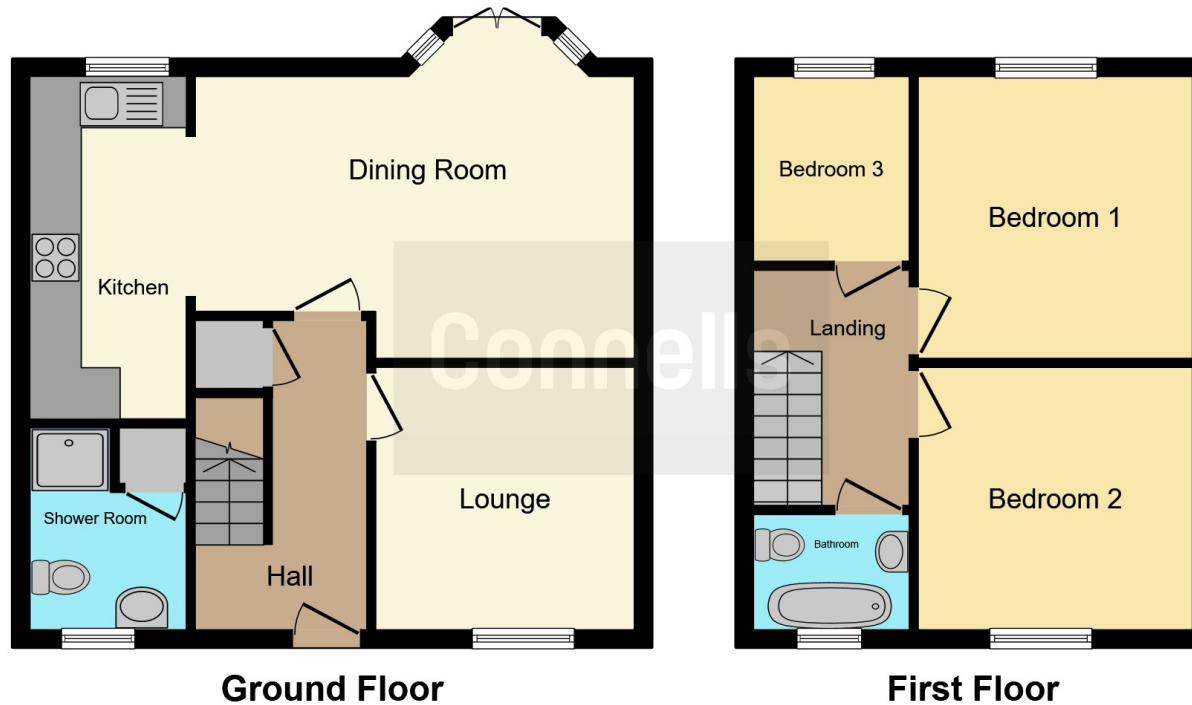












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