



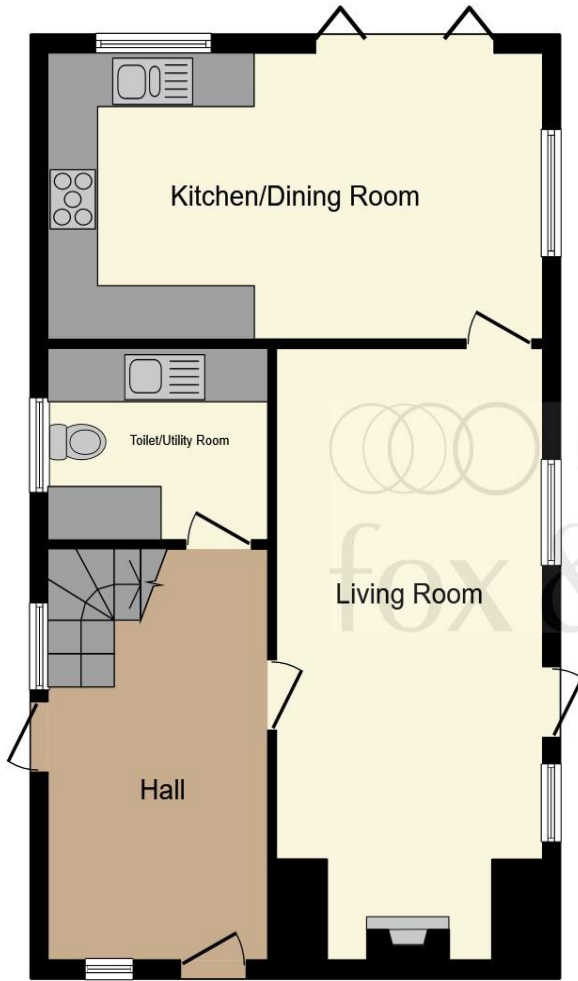
Swansyard Farm House Spatham Lane, Ditchling Hassocks BN6 8XL

welcome to

Swansyard Farm House Spatham Lane, Ditchling Hassocks

Fox & Sons are delighted to offer this stunning detached cottage built circa 1880 on the outskirts of the Historic village of Ditchling. Previously been extended with scope for extending still (STPP) and modernised throughout but within keeping of its character.





Ground Floor



First Floor

Total floor area 106.6 m² (1,148 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Lounge

20' 6" @ max x 11' @ max (6.25m @ max x 3.35m @ max)

Kitchen/ Diner

19' @ max x 10' 3" @ max (5.79m @ max x 3.12m @ max)

Utility/ Cloakroom

8' 6" x 6' 1" (2.59m x 1.85m)

Bedroom One

15' 1" x 10' 2" (4.60m x 3.10m)

Bedroom Two

11' 9" x 11' (3.58m x 3.35m)

Bedroom Three

11' 3" x 10' 5" (3.43m x 3.17m)

welcome to

Swansyard Farm House Spatham Lane, Ditchling Hassocks

- Stunning Cottage
- Modernised Throughout
- Log Burner in Lounge
- Rainfall Shower
- Utility Room

Tenure: Freehold EPC Rating: E

£760,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BUH106055



Property Ref:
BUH106055 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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