



## 16 Shirleys, Ditchling, BN6 8UD

£900,000

A deceptively spacious detached three bedroom house occupying a generous triangular shaped plot within this sought after residential private road at the foot of the South Downs, within the National Park and on the edge of Ditchling's historic village. Offered for sale with the benefit of vacant possession and no onward chain.



# 16 Shirleys

Ditchling

## Entrance Porch

UPVC double glazed front door to:

**Hall:** Stairs to first floor, understairs recess and cupboard, UPVC double glazed window to front.

**Cloak/Wet room:** Modern white suite, circular hand basin, low level WC, twin head "Grohe" shower (fully tiled), UPVC double glazed window.

**Kitchen:** Mid Oak shaker style laminate worktops, 'Blanco' one bowl, one drainer stainless steel sink unit, space and plumbing for dishwasher. 'Bosch' ceramic hob, 'Neff' double oven, further built in cupboards, tiled floor, UPVC double glazed window.

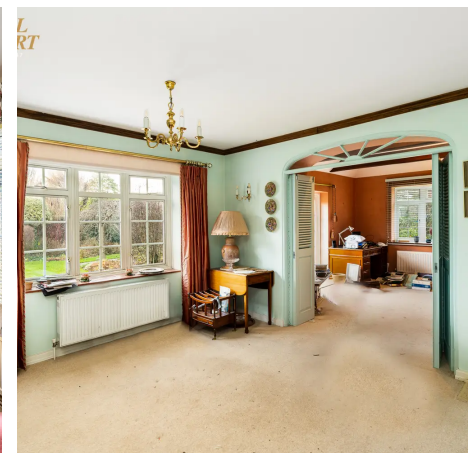
**Utility Room:** Worktops and cupboards match kitchen, stainless steel sink unit, washing machine, 'Viessmann' boiler, cupboards for storage & water softener, UPVC double glazing window to rear.

**Living Room:** Double aspect with stone fireplace, coal effect gas fire (not tested), UPVC double glazing with windows front and side. UPVC double glazed door to garden.

**Dining Room:** UPVC double glazed window to rear.

**Office:** Double aspect office/family room with UPVC double glazed window, UPVC double doors to rear garden, beaded vaulted ceiling.

Stairs to first floor with landing loft hatch and UPVC double glazed window to:



# 16 Shirleys

Ditchling, Hassocks

**Master Bedroom:** Double aspect master with two UPVC double glazed windows and a walk in wardrobe. Airing cupboard with further cupboard space.

**Ensuite Shower:** Spacious refitted en-suite shower with white suite, oversized shower cubicle with 'Aqualisa' twin headed shower, pedestal wash hand basin, Low level WC, bidet, tiled floor and splashback. UPVC double glazed window.

**Bedroom Two:** Double aspect double glazed windows with views. Mirror fitted wardrobe.

**Bedroom Three:** Double aspect UPVC double glazed windows. Over stair bulkhead cupboards.

**Bathroom:** White panel bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, tiled splashbacks, UPVC double glazed window.

**Separate WC:** White low level WC with matching wash hand basin, UPVC double glazed window.

**Outside:** Long brick paved driveway with parking for several cars.

**Garage:** Electric garage door, UPVC window and door to rear garden.

**Garden:** Plot of just under 0.25 of an acre. On three sides with patio, lawns, beds and border, ornamental pond and rockery, shed & greenhouse.

**Council Tax Band: G - EPC: C**



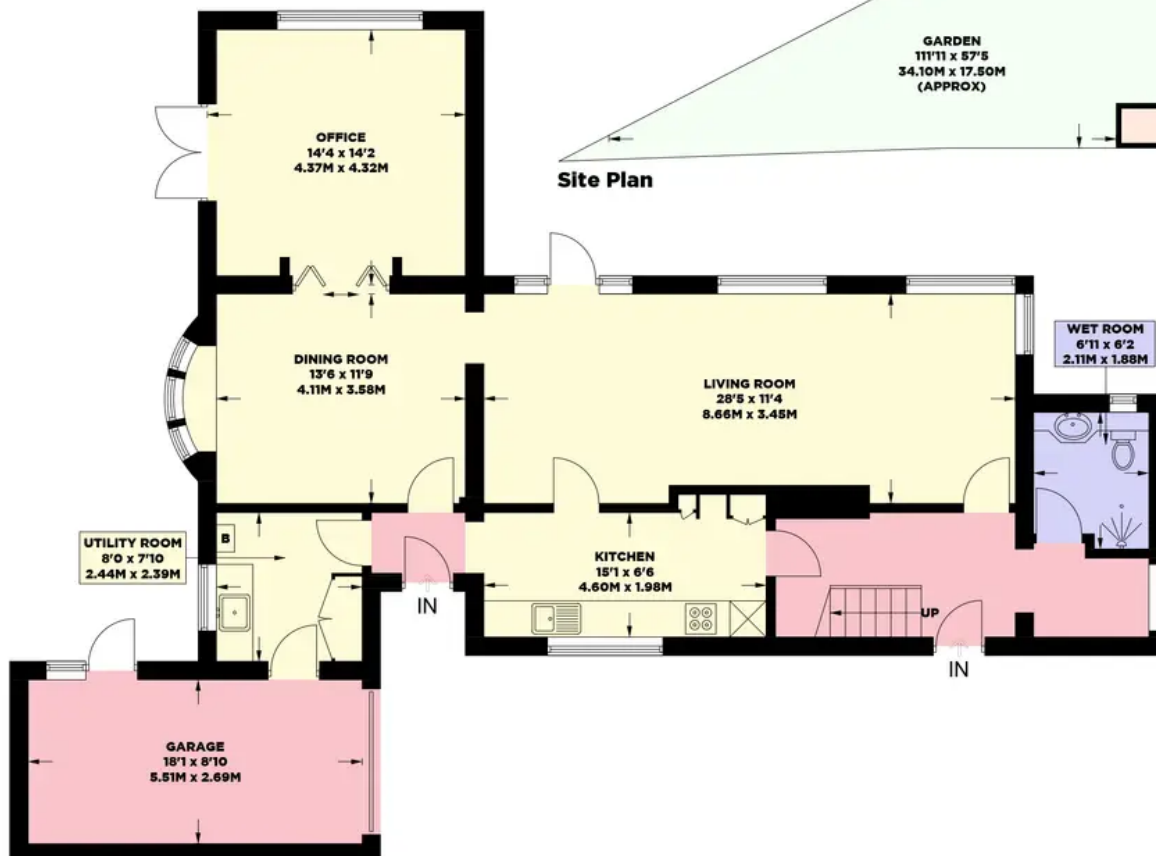
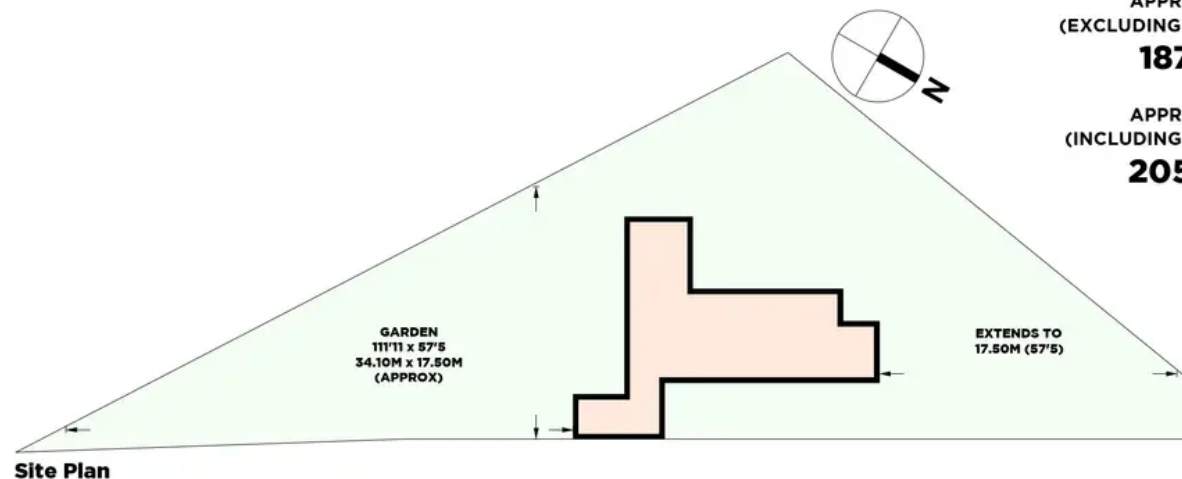
# 16 SHIRLEYS

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS & GARAGE)

**1878 sq ft / 174.4 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS & GARAGE)

**2053 sq ft / 190.7 sq m**



**Ground Floor**  
**1252 sq Ft / 116.3 sq M**



**First Floor**  
**801 sq Ft / 74.4 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.

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- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- ↔ Garden Shortened for Display



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