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**4 Sunnyside Cottages, 25 Lewes Road, Ditchling, BN6 8TT**  
**£570,000**





## 4 Sunnyside Cottages

### Ditchling

- Red brick Victorian 1898 end of terrace three storey cottage
- Beautifully presented and decorated throughout
- Gas central heating and replacement uPVC double glazing throughout
- Stunning views to the South Downs from the front elevation
- 52' long enclosed rear garden, free parking available in the village hall car park opposite
- Ground floor living and dining room with distinct areas with separate kitchen
- First floor master bedroom with en-suite four-piece bathroom
- Recently extended kitchen with vaulted ceiling and new downstairs w/c
- Second floor dual aspect double bedroom with en-suite shower room
- Council Tax Band: D / EPC Rating: D

Front garden with shrubs & flowers and a red brick path leading to wooden front door opening into;

### Lounge/dining room

Spacious reception room with two distinct areas for living space and dining space. Living area with double glazed sash window to front elevation with views towards South Downs and internal wooden plantation style shutters. Log burner with tiled fireplace. Solid engineered Oak floor throughout living and dining areas.





# 4 Sunnyside Cottages

## Ditchling

Dining area with space for large table, staircase accessing the upstairs with cupboards underneath housing an Ideal gas combi boiler, space for freestanding condensing tumble dryer and useful coat/shoes storage. A doorway then leads into;

### Kitchen

Recently extended to create a vaulted kitchen space with a number of eye/base level grey units with solid wood countertops. There is a 5-ring gas hob/oven Rangemaster, integrated fridge freezer, integrated slimline dishwasher and integrated washing machine. There are doors then accessing the downstairs cloakroom which contains a low level w/c, basin and double glazed window for ventilation, and a side door accessing the rear garden. Fully tiled flooring in both kitchen and downstairs w/c.

Stairs lead to the first floor landing with door accessing bedroom one and further stairs to top floor. Bedroom one is a large double with excellent views over South Downs and door accessing en-suite.

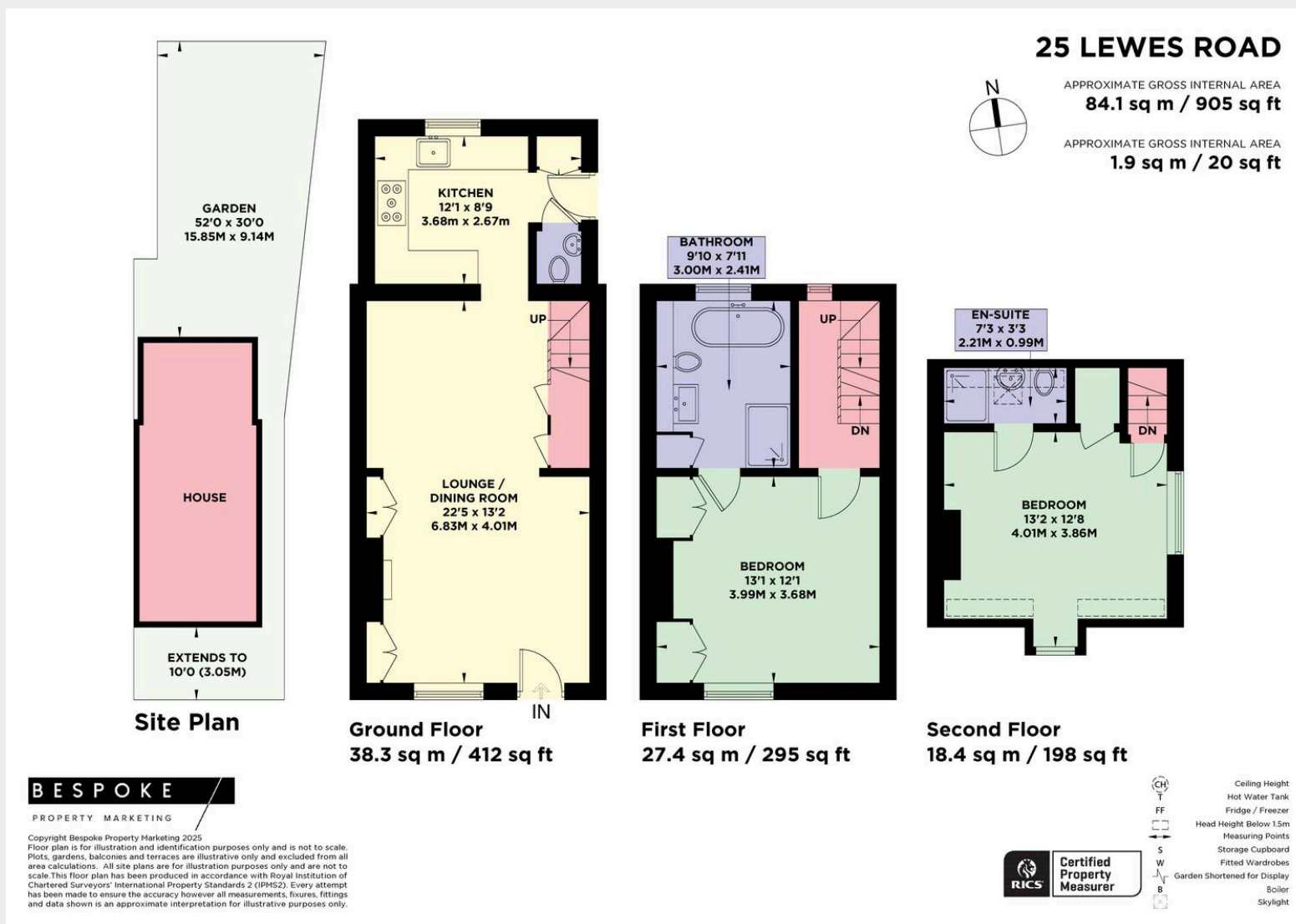
### **Second floor**

Carpeted stairs from first floor landing lead to bedroom two which is, also fully carpeted. Another good size double, dual aspect bedroom with two double glazed windows and en-suite.

### **Rear garden**

From side door out of kitchen leads to a large patio area with several tiered sections with raised flower beds, mature shrub borders and side access to the front.





# Mansell McTaggart Hassocks

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