





8 High Street

Ditchling

A charming grade II listed, four bedroom, period end of terrace town house forming part of the historic village High Street within the conservation area and in the heart of the picturesque village of Ditchling. This fine family home retains a wealth of character features coupled with modern contemporary fittings combining seamlessly. Accommodation is arranged over three floors plus a useful basement room/study. Courtyard gardens.

Entrance Porch: wide pillared storm porch, front door to:-

Double Aspect Sitting Room: wide tread Oak floor boards, windows to front with plantation style shutters, vertical sash windows to side, deep understairs cupboard, staircase down to:-

Basement Study/Office: carpet, window affording natural light.

Open Plan Triple Aspect Kitchen/Dining/Living Room

Kitchen: vaulted ceiling with 'Velux', two tone high gloss units, solid granite worktops, circular one bowl sink unit, electric oven with four ring induction hob, space for under worktop fridge, sliding sash window's to sides, double doors to rear courtyard, real oak wood floor, wall mounted boiler.

Dining: real oak wood floor, space for dining table and chairs.



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Living Room: real oak wood floor, vertical sash window to side, 'Morso' feature log burner, door to stairs, door to:-
Utility/Cloakroom: solid wood worktops with inset wash hand basin, spaces for washing machine and tumble dryer, high gloss wall cupboards, white low level WC, sash window to rear, slate tiled floor.

First Floor: original oak stairs **Landing:** carpet, doors to all rooms. Stairs to 2nd floor.

Double Aspect Bedroom Two: wood floor, width of room range of wardrobe cupboards, sliding sash window's to side and rear.

Double Aspect Bedroom Three: exposed floorboards, understairs storage cupboard, window's front and side with views down High Street to South Downs.

Bedroom Four: fitted carpet, window to front, internal window affords borrowed light to stairwell.

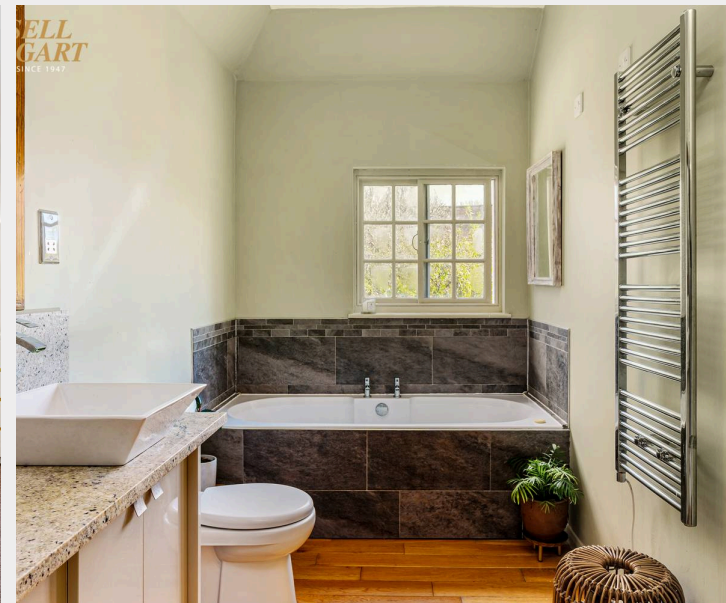
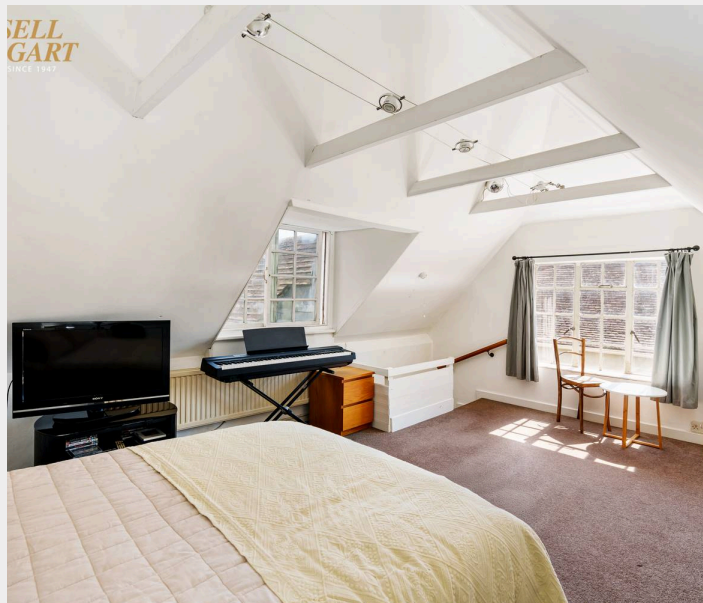
Re-fitted Family Bath and Shower Room: White suite comprising double ended jacuzzi bath, low level WC, 'His N Hers' wash hand basin's on granite top with cupboards under, shower cubicle, real wood floor, sliding sash window to rear.

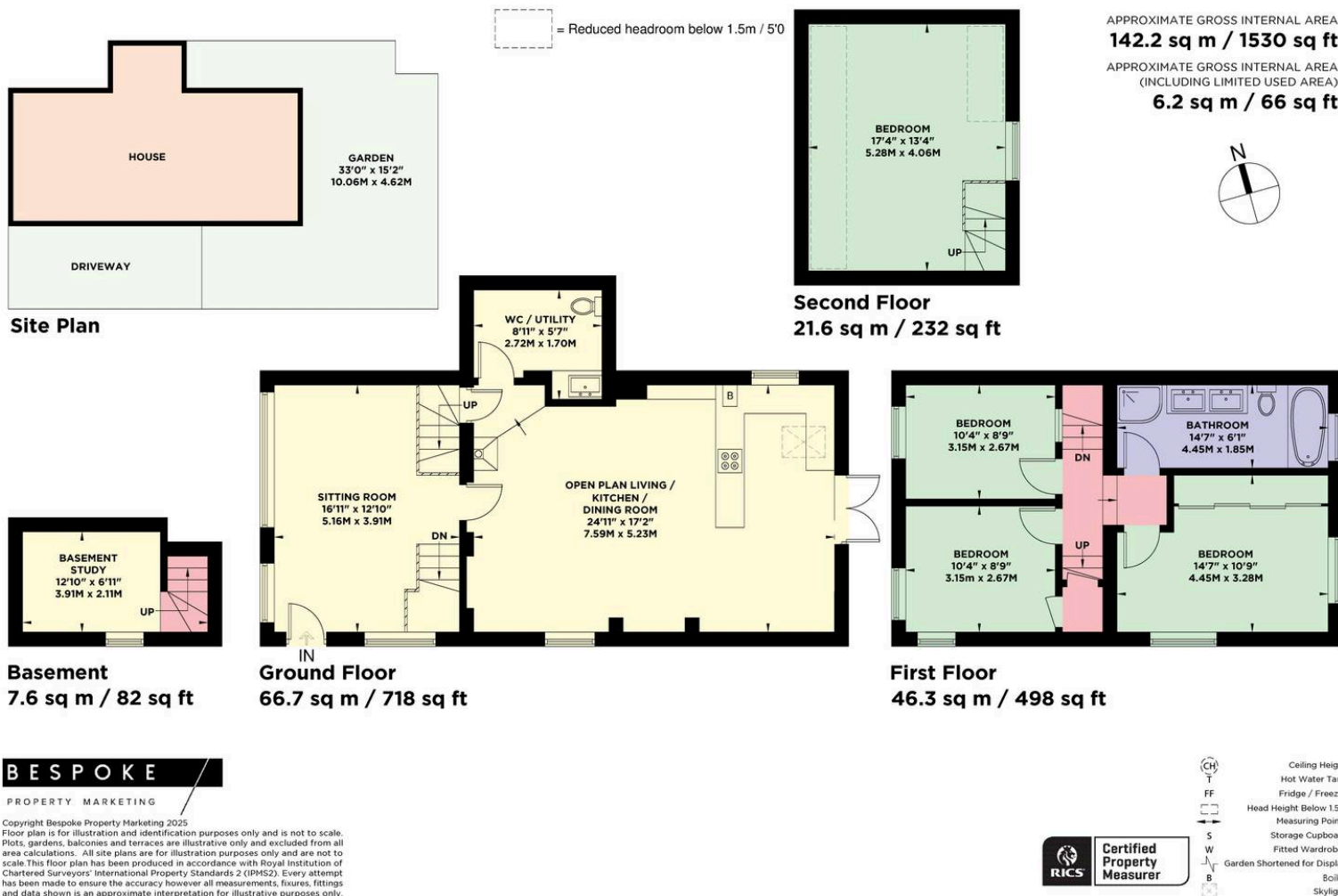
Second Floor

Double Aspect Bedroom One: vaulted ceiling, carpet, window to rear, window to side with views down High Street to South Downs.

Outside: Off Street Parking: clay paved for one car, timber double gates to:-
Courtyard Garden: clay pavers and old flint walls.

Agents Note: *Right of access over courtyard for adjacent cottages. No 4 has Right of access over courtyard through five bar gate. No 8 has the benefit of an area for manoeuvring vehicle beyond the five bar gate*





Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

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