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**The Nye, 2A Nye Lane, Ditchling, East Sussex, BN6 8UB**

**£2,500 Per Calendar Month**

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 **PSP**lettings



Introducing The Nye – an almost brand new detached bungalow built to an impeccable standard and nestled in the gorgeous village of Ditchling, within the South Downs National Park. Offered unfurnished and available now. **\*\*PLEASE NOTE, THIS IS A 6 MONTH TENANCY\*\***

**Welcome to The Nye**

Introducing The Nye – an almost brand new detached bungalow built to an impeccable standard and nestled in the gorgeous village of Ditchling, within the South Downs National Park.

The bungalow itself is tucked away at the very foot of Ditchling Beacon and offers luxurious, contemporary finishes at every turn with open plan living space at the heart of the design making it perfect for entertaining.

Simply put, modern bungalows of this quality are seldom available in such desirable positions. This is an opportunity you won't want to miss.

The hub of the home is, without doubt, the living/dining/kitchen room – a wonderfully light, airy open plan space with "crittall style" bi-fold doors that seamlessly connect the inside with the garden.

The beautiful kitchen is a timeless shaker-style with an extensive range of wall and base units in a stylish deep blue/black. The white Quartz worktops contrast to striking effect and add a touch of opulence. The Neff appliances are all integrated including electric double oven, fridge, freezer, electric hob and "downdraft" extractor.

There is even an essential wine cooler to keep the rosé nice and chilled. The vaulted ceiling creates a voluminous feel, and the large island is a real focal point where you would naturally gather with friends and family.

**sleepy heads**

Beyond the fabulous living space you have up to three almost equisized double bedrooms, although there is plenty of versatility that means one bedroom could be used a separate, cosier sitting room.

The master bedroom has its own lavish ensuite shower room with underfloor heating and a door that open out to the garden terrace.

Each bedroom is served by the gorgeous family bathroom with a freestanding roll top bathtub the perfect spot to unwind.

There is also a separate walk in shower, heated towel rail and tasteful tiling.

The home is tastefully decorated with a calming, neutral palette.

There is gas fired underfloor heating throughout that compliments the high performance double glazing and PV solar panels to provide plenty of energy efficiency (EPC: B-86).

**step outside**

To the front The Nye offers driveway parking for up to three cars.

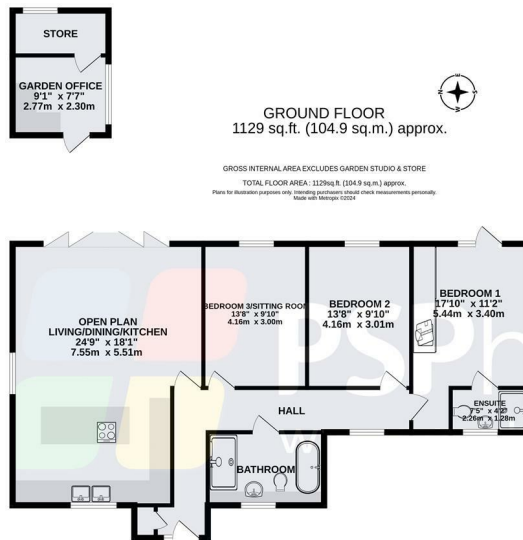
The rear garden has been landscaped with a large expanse of level lawn and a paved terrace that is perfect for al-fresco dining. The garden is bordered by evergreen "Quercus Ilex" trees to provide screening.

For those who work from home, the modern garden studio will surely appeal. There is power, lighting and internet connection making it the perfect work space away from the main house.

There is also a garden shed for the "odds & ends" and side access.

**on your doorstep**

Ditching is one of the most desirable villages in Sussex, nestled within the South Downs National Park and offering oodles of character & charm and a thriving community. Nye Lane itself is within easy reach of the village centre which offers an eclectic mix of stores, stores, cafes and pubs including The Bull – an award winning gastropub which serves fabulous food – a real favourite amongst the locals.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		86	88
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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