



**MANSELL
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36 North End, Ditchling, BN6 8TF
£625,000



36 North End

Ditchling,

This three double bedroom semi-detached Arts & Crafts style house built in 1910 is situated within close proximity of Ditchling high street of shops, cafes and pubs. Laid out over three floors with fully enclosed rear garden with additional studio room at the bottom of the garden with unrestricted on-street parking in front of the house.

Hallway: Laid with engineered oak flooring with doors accessing both reception rooms, small cupboard housing the electrics and fuseboard, understairs cupboard and stairs to first floor landing.

Living room: Laid with the original hardwood flooring, spacious and bright room with bay window to the front with original windows and secondary internal glazing. In the corner there is a gas fire within the original Arts and Crafts style, tiled fireplace, creating a focal point for the room.

Kitchen/dining room: Laid with engineered oak flooring, extended with vaulted ceiling fitted with Velux windows and patio doors/windows to the rear garden allowing lots of natural light in. The kitchen features a number of eye and base level shaker-style Sage green units with marble-effect Quartz countertops. The kitchen comprises of an inset ceramic butler sink, integrated Neff fridge/freezer, integrated Bosch oven, Bosch 4 ring electric hob with Neff extractor hood overhead, integrated Bosch dishwasher, bins concealed in pull-out drawer and tall pull-out larder storage. There is space for a 6-seater dining table with further room for a small sofa or additional storage as required. This room benefits from electric underfloor heating as well.



36 North End

Ditchling,

From the kitchen is a door to access the **downstairs w/c and utility room**.

Bedroom one: A good size double, carpeted, bedroom with original window and internal secondary glazing to the front, fitted wardrobes, space for king size bed and additional storage. The corner houses the original cast iron fireplace fitted within timber surround as a feature.

Bedroom two: Another carpeted, double bedroom with wooden single glazed window overlooking the rear garden.

Bathroom: Victorian-style tiled flooring, low level w/c, basin, rolltop bath fitted into the corner with tiled-walls and shower screen with fixed rainfall shower head.

Stairs to second floor are concealed behind a door on the first floor landing.

Bedroom Three: Another good size double with large double glazed Velux window with fitted blackout blind offers some views of the South Downs.

Rear garden : Doors from the kitchen/dining room lead into the fully-enclosed, flint walled rear garden with cottage style planting. Generous patio space for outside seating and dining, area of lawn with some border shrubs, outside tap, gated side access to the front and studio at the rear.

Studio

A fully insulated studio with power, lighting, electric radiator and Wi-Fi suitable for home office or gym.

Council Tax band: E



North End



Approximate Gross Internal Area (Excluding Outbuilding) = 104.90 sq m / 1129.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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