



lily Bank

LEWES ROAD | WESTMESTON | EAST SUSSEX | BN6 8RH

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Situation

A charming period semi-detached house set within the South Downs National Park, enjoying far reaching views and a generous west facing garden of approximately one-third of an acre

The property is set within the village of Westmeston. The neighbouring village of Ditchling, is a historic village playing host to a selection of local shops, cafés, a church, and two public houses including The Bull, an award-winning gastro pub. The larger village of Hassocks, with its mainline train station, is a short drive away and provides regular rail services to London and a more comprehensive array of shops. The local area benefits from a range of revered state and private schools for all ages.

Believed to date back approximately 400 years, Lily Bank is a characterful semi-detached cottage occupying an elevated rural position, with a wealth of period features lending warmth and individuality to its interior. The accommodation retains exposed beams, fireplaces and original floorboards with two separate reception rooms comprising a sitting room centred around a wood burning stove and a dining room. To the rear, the kitchen is fitted with oak block work surfaces and a range of integrated appliances, complemented by a separate utility room and cloakroom. Stairs rise to the first floor, where three bedrooms are served by a family bathroom. A particular feature of Lily Bank is its generous west facing rear garden, extending to approximately one third of an acre and enjoying a glorious backdrop of the South Downs. Predominantly laid to lawn and with a large patio adjoining the rear of the property, the garden is interspersed with mature planting and established shrubs, creating an attractive setting in which to enjoy the far reaching countryside views and afternoon sunshine. A dedicated kitchen garden, complete with greenhouse and vegetable beds will appeal to those with an interest in growing their own produce. A side gate provides access to a shared shingle driveway, where off street parking is available.



Overview

Kitchen

- » Wall and base units
- » Oak block worksurfaces and breakfast bar
- » Inset 'Butler style' sink
- » Inset 4 ring gas hob (Calor gas)
- » Integrated 'Bosch' oven
- » Integrated fridge



Bathroom

- » Panelled bath with centre mounted traditional taps with hand shower attachment
- » Wall mounted shower
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator



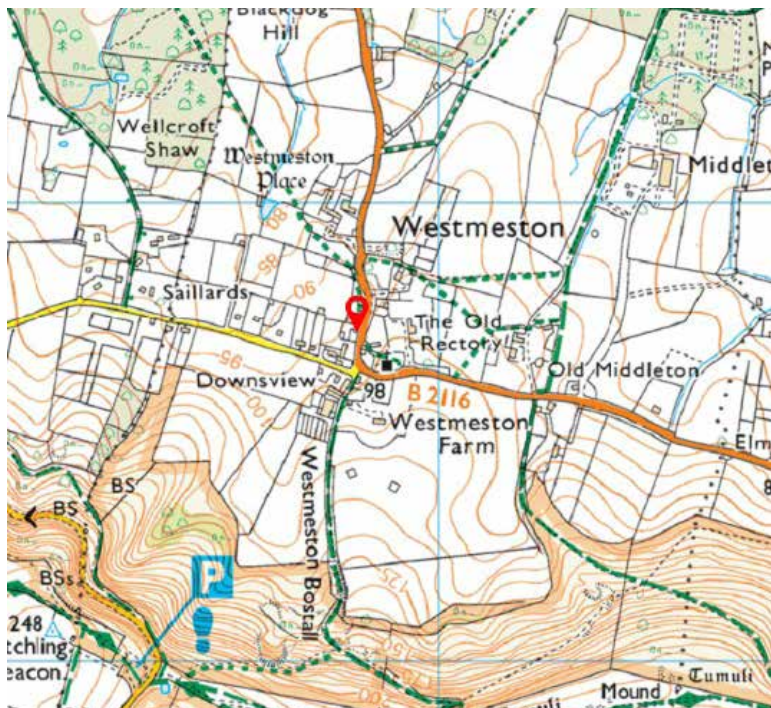
Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Large west facing garden
- » Off street parking

External

The property is approached over a paved path to the front door. The path continues to the rear of the property via a timber gate where a large block paved patio adjoins the rear of the property. The garden is predominately laid to lawn bordered by mature shrubs and trees. Steps lead down to a further area of lawn with a greenhouse. A kitchen garden comprising a selection of vegetable beds lies on the south side where a further side gate opens to a shared shingle driveway providing off street parking.





Transport Links from Lily Bank

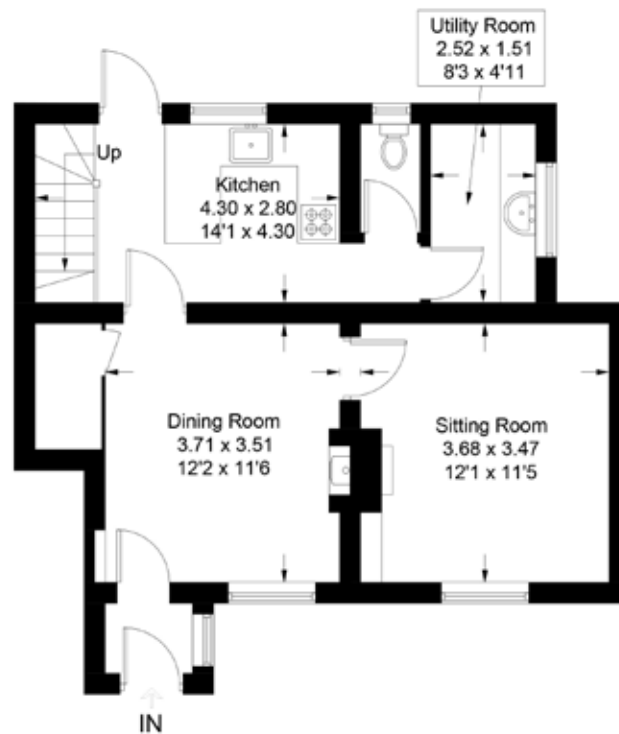
Hassocks Train Station	approx. 3.3 miles
Haywards Heath Train Station	approx. 8.2 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 4.5 miles
Brighton	approx. 7.6 miles
Gatwick Airport	approx. 26.5 miles

Consumer protection from unfair trading regulations 2008

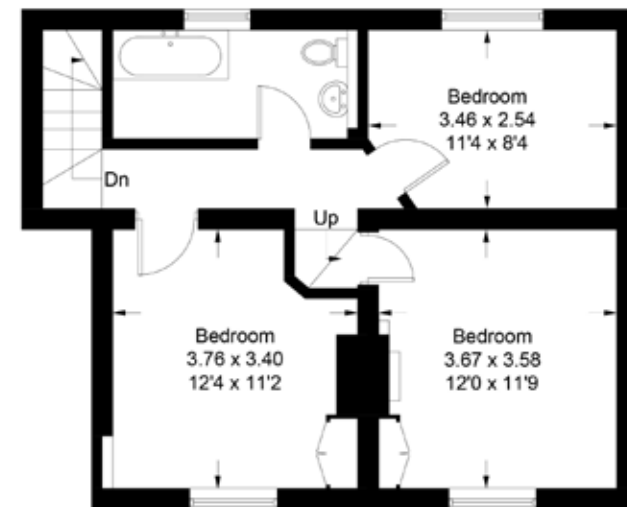
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Lewes Road, Westmeston, BN6 8RH

Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

A buyer is advised to obtain verification from the solicitor.

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