







## 43 Lewes Road

Ditchling,

A three double bedroom, three reception room, detached bungalow, tucked away off of the Lewes Road, close to all village amenities and within a small enclave of just three similar properties all built in the mid 1980's. Views to the South Downs National Park from the front elevation. Offered for sale with vacant possession and no onward chain.

**Entrance Porch:** uPVC double glazed front door to:-

**Hall:** airing cupboard, hatch with pull down ladder to loft. Doors to principle rooms.

**Cloakroom:** Champagne coloured suite, pedestal white hand basin, low level WC, half tiled walls.

**Sitting Room:** fitted coal effect gas fire with ornate surround marble inserts and heath, wide double glazed patio doors to front with views to the South Downs National Park, door to hall, door to:-

**Dining Room:** double glazed window to side, door to Kitchen/Breakfast room, window's and double doors to:-

**Conservatory:** part brick and uPVC double glazed conservatory under a pitched polycarbonate roof. UPVC double glazed double doors to rear garden.

**Kitchen/Breakfast Room:** fitted in range of units comprising single drainer sink top with mixer tap, work surface with cupboards, drawers, space and plumbing for dishwasher under, inset four ring gas hob with extractor over, built-in eye level double oven with cupboard over and under and additional eye level cupboards. Door to:-





# 43 Lewes Road

Ditchling,

**Utility Room:** wall mounted 'Glowworm' gas fired boiler, inset single drainer stainless sink unit with work surface with cupboards and drawer under, space and plumbing for washing machine, uPVC half glazed door to garden, double glazed window's to side and rear.

**Bedroom 1:** mirror fronted fitted wardrobe cupboards, double glazed window to rear, door to:-

**Ensuite Shower Room:** Pink coloured suite with fully tiled shower cubicle with fitted shower unit and glazed screen, pedestal wash hand basin, low level WC, tiled walls, opaque double window.

**Bedroom 2:** wardrobe cupboards, double glazed window to side.

**Bedroom 3:** fitted wardrobe cupboards, double glazed window to front with views to the South Downs National Park.

**Family Shower Room/WC/Wet Room:** oversized walk in shower enclosure, glass shower screen, coloured low level WC and pedestal wash hand basin, fully tiled, opaque double glazed window.

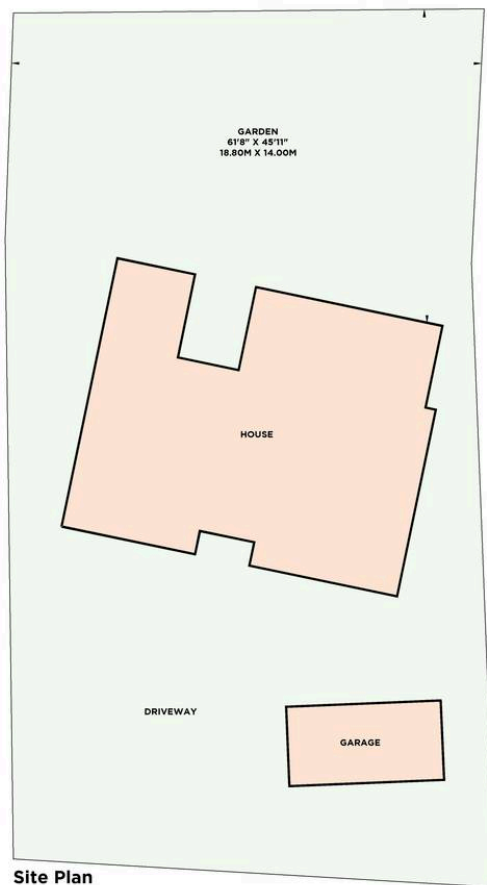
## Outside

**Tarmac Drive:** off street parking for three cars.

**Detached Brick Built Single Garage:** remote controlled electric up and over door, pitched tiled roof. Lighting and power.

**Council Tax band:** F





Site Plan

**BESPOKE**  
PROPERTY MARKETING

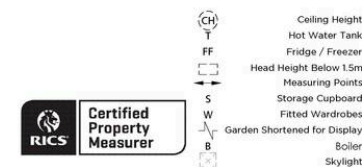
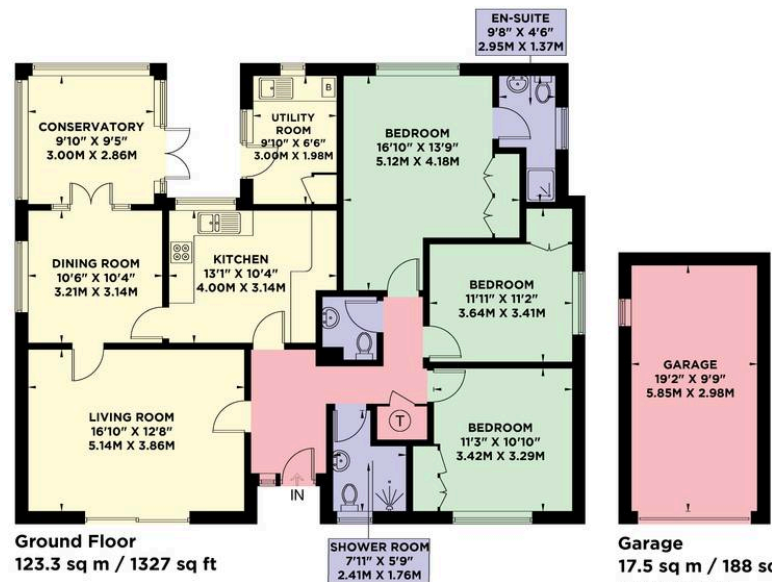
Copyright Bespoke Property Marketing 2025  
Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPPS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

## HORNBEAM, LEWES ROAD, DITCHLING



APPROXIMATE GROSS INTERNAL AREA  
**140.8 sq m / 1515 sq ft**

INCLUDING LIMITED USE AREA OF  
**17.5 sq m / 188 sq ft**



# Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

**MANSELL  
McTAGGART**  
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.