



South View

Ditchling, East Sussex, BN6 8TQ

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South View

A semi-detached cottage style house in a semi-rural location. The property benefits from three bedrooms, two living rooms, gas central heating, modern PVC double glazed windows and bespoke wood kitchen. There is opportunity to update and has potential to extend (STNC).

OIRO £500,000

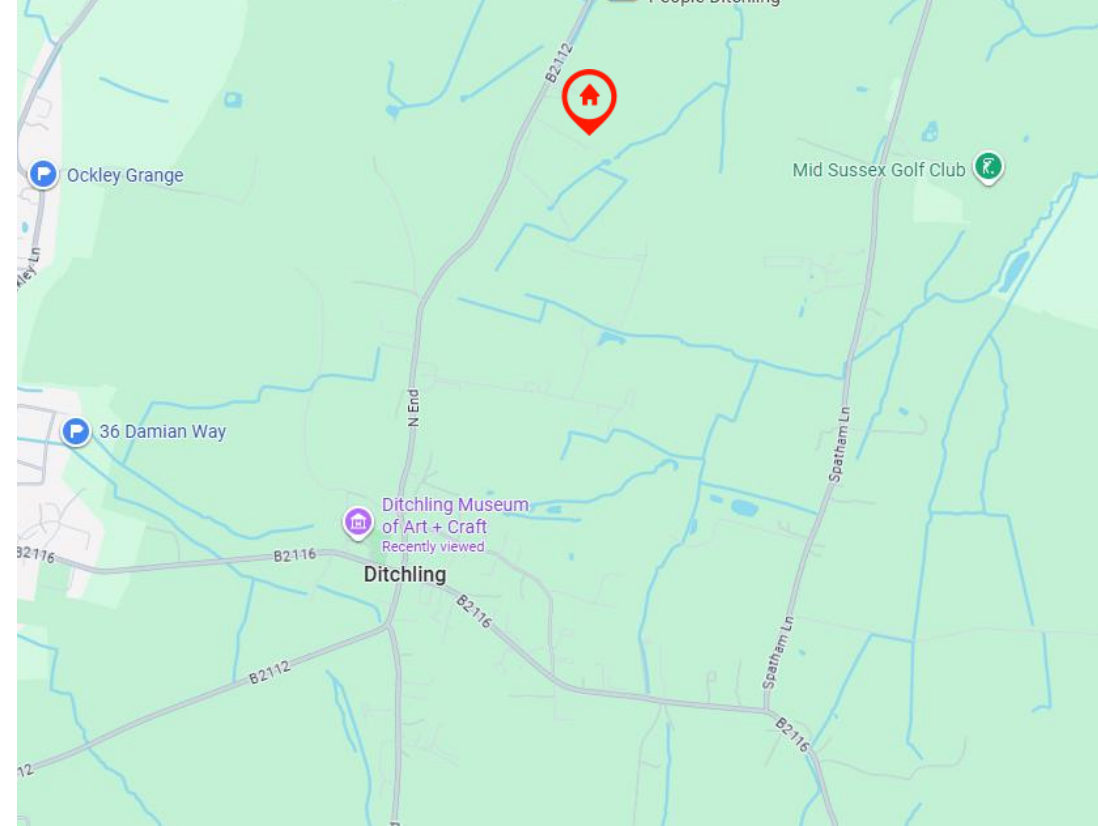
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1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: info@marchantsestateagents.co.uk

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Features

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Good Size Kitchen/Breakfast Room
- Semi-Rural Location
- Large Garden
- Potential to Extend & Update (STNC)
- No Onward Chain



The historic village of Ditchling, set at the foot of the South Downs National Park.

Location

South View is located on the edge of Ditchling, a semi-rural cul-de-sac of just 18 properties with far reaching views of the South Downs and walking distance to stunning countryside, and the award-winning Ridgeview Vineyard with Rows & Vines Restaurant as well as the popular Notcutts Garden Centre.

The picturesque village of Ditchling nestling just under the foot of Ditchling Beacon, the highest point on the South Downs with unrivalled countryside and walks on your doorstep. The village provides a variety of amenities including independent shops, a sub post office, chemist, cafes and an award-winning Gastro pub the Bull, Ditchling museum of Art+Craft, and St Margarets Junior school.

- Ditchling Village Centre (0.9 miles)
- Hassocks Station (2.3 miles)
- Brighton (9.3 miles)
- Gatwick Airport (18.9 miles)

Accommodation

A side path leads to a gate opening into the rear garden. From there a path leads to a canopy porch with lantern light and part glazed front door with glazed side panels and opening into;

ENTRANCE HALL View of rear garden. Radiator, exposed ceiling beams, fitted coat cupboard with an adjoining shelved cupboard.

INNER LOBBY Stairs rising to first floor, radiator, two display shelves, glazed door to.

LIVING ROOM Exposed ceiling beams, feature brick open fireplace with a ceramic tiled hearth and polished wood mantle. Range of display shelves, TV point, radiator, door to kitchen and archway to.

DINING ROOM A triple aspect room overlooking the front garden. Radiator, PVCu leaded light double glazed windows and door leading to front garden.

KITCHEN/BREAKFAST ROOM A double aspect room overlooking the front and rear gardens. Solid wood kitchen furniture comprising two roll-edge worktops, good range of base cupboards, drawers and wall mounted cupboards. Fitted extractor fan. Walk-in cupboard under the stairs, exposed ceiling beams, ceramic tiled splashback and one wall has laminate cladding. Solid fuel room convector heater, stainless steel sink, wall mounted 'Glow Worm' gas fired boiler for central heating and domestic hot water. Space for appliances (electric cooker, refrigerator, freezer and washing machine) - currently not included in sale. Two Venetian blinds, radiator, PVCu double glazed patio doors to rear garden.





FIRST FLOOR LANDING PVCu double glazed leaded light window overlooking the rear garden. Scrolled wood balustrade, central heating thermostat, hatch to loft with electric light and part boarded floor.

BEDROOM ONE PVCu leaded light double glazed window enjoying a fine view of open countryside. Radiator, brick fireplace (panelled in).

BEDROOM TWO PVCu leaded light double glazed window with a similar view to bedroom one. Radiator, brick open fireplace, built-in cupboard housing a hot water cylinder, slatted shelves and central heating programmer.

BEDROOM THREE PVCu leaded light double glazed window overlooking the rear garden and a sylvan setting. Radiator.

BATHROOM Fitted with a panel bath having hand grips, mixer taps/shower fitting, pedestal wash basin, close coupled W.C., radiator, exposed ceiling beams, PVCu double glazed window overlooking the rear garden, Venetian blind, ceramic tiled splashback.



Garden and Patio Area

FRONT GARDEN The south facing garden is well enclosed and screened from the road. There is a small lawn and shrub borders. **CAR PORT** with double timber doors to the front. Side path to rear garden with an outside privy.

REAR GARDEN The large garden measures approximately 126 feet (38.4 m) x 34'2"(10.40 m). It is enclosed by a mix of panel fencing, chain link fencing and hedges. Adjacent to the property there is a paved patio with brick edging and leads onto a spacious lawn with mature trees. Beyond this area there is a further paved patio and ornamental garden (overgrown) and a Victorian style lamp post. A further lawn is interspersed with a mature olive tree and shrubs. There is a former fruit garden which has several outbuildings including a greenhouse, two sheds and wood store (all in need of repair or replacement). At the end of the garden there is a gate leading to open countryside.



Additional Information

Council Tax Band: C

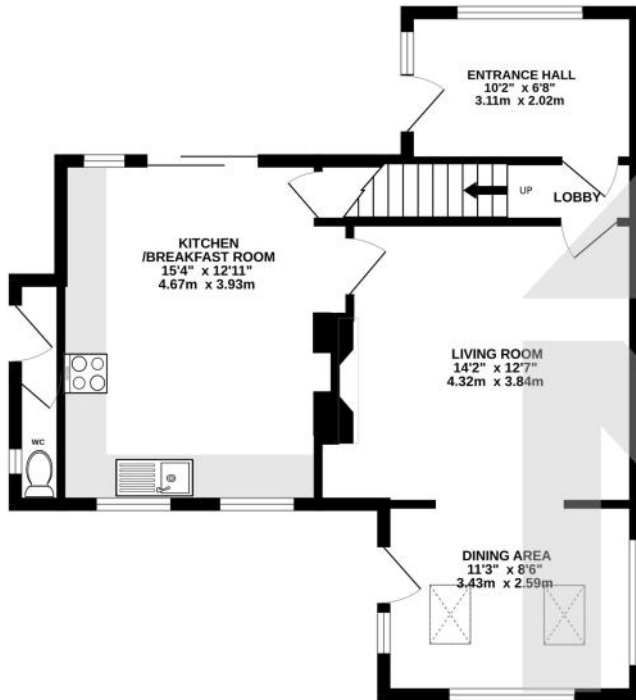
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			



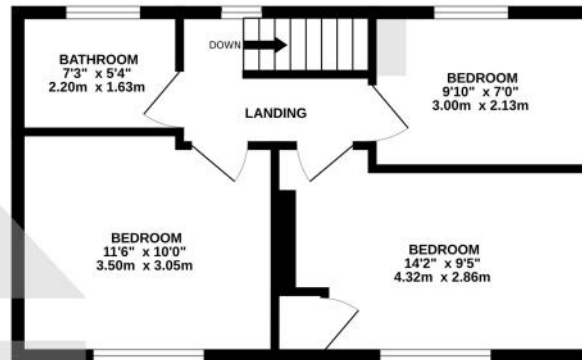


Floorplan

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.

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