



**MANSELL  
McTAGGART**  
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**Hornbeam Cottage, 43 Lewes Road, Ditchling, BN6 8TU**  
**£775,000**



## 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**

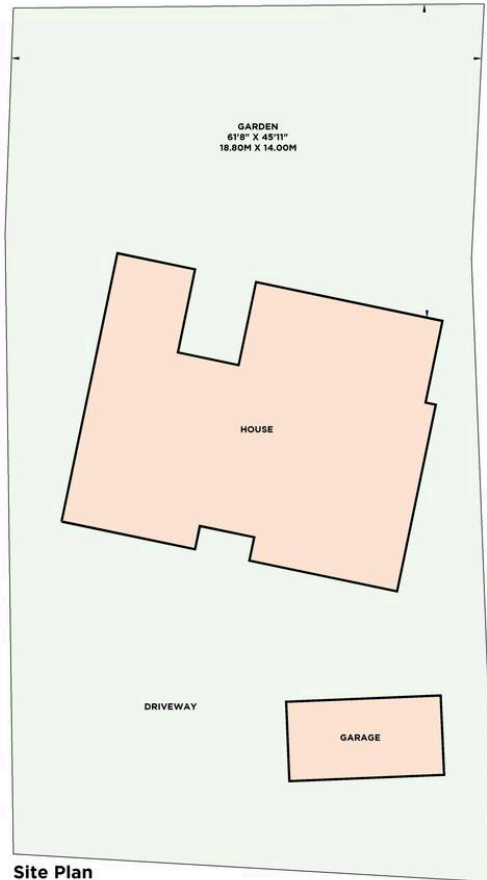


# HORNBEAM, LEWES ROAD, DITCHLING



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

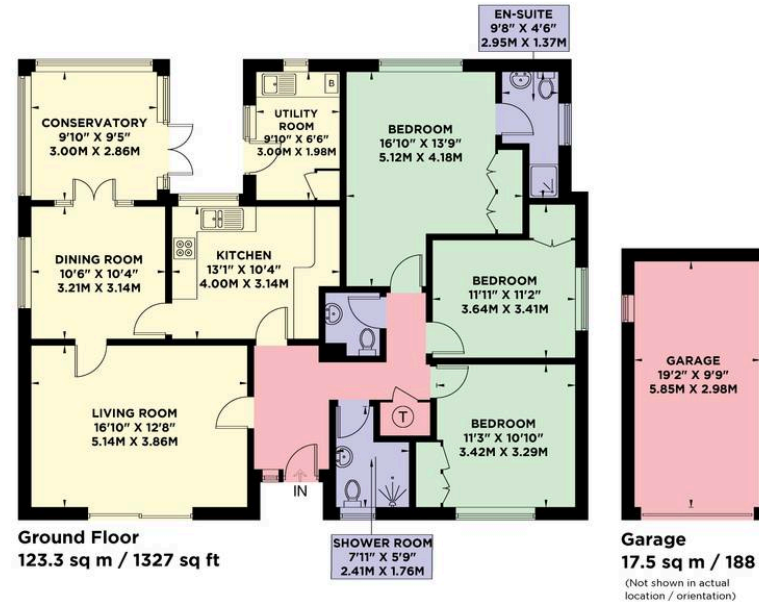
INCLUDING LIMITED USE AREA OF  
**17.5 sq m / 188 sq ft**



Site Plan

**BESPOKE**  
PROPERTY MARKETING

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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 (IPIS2). 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.



Ground Floor  
**123.3 sq m / 1327 sq ft**

Garage  
**17.5 sq m / 188 sq ft**  
(Not shown in actual location / orientation)

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display
- Boiler
- Skylight



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