



**MANSELL
McTAGGART**
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13a Long Park Corner, Ditchling, BN6 8UX
£425,000



13a Long Park Corner

Ditchling,

A 2 bedroom semi-detached house with a 70' long rear garden located in the mature residential road at the foot of the South Downs and forming part of the National Park yet within a few minutes' walk of the picturesque and historic village High Street of shops, cafes, pubs and nearby primary school.

A pitched and tiled entrance porch with uPVC part glazed front door leads into the hall. Stairs with fitted carpet lead up from here to the first floor, there is an understairs storage cupboard, Oak veneered internal doors to all rooms and a engineered Oak timber flooring flows through the entire ground floor. There is a downstairs cloakroom/wc fitted with a contemporary white suite.

The kitchen/breakfast room is comprehensively fitted with a two tone (white and heron grey) range of matt, soft close, units at both eye and base level with contrasting laminate worktops and upstands. Composite sink and drainer with swan necked mixer tap, integrated appliances include 50:50 fridge and freezer, family sized dishwasher, washing machine. Indesit multi-function oven with matching induction hob, glass splashback and integrated pull out filter hood over. The wall cupboards have concealed lighting under and the corner cupboard conceals the Vaillant Eco Fit combination boiler. There is a uPVC double glazed window to the front elevation and the kitchen/breakfast room is open plan to the living room.



- 2 double bedroom semi-detached house
- Remainder of 6 year new house built warranty
- Blocked paved driveway for two cars

13a Long Park Corner

Ditchling,

The living is a lovely light and airy space with a partially vaulted ceiling having two double glazed Velux windows and there is a four meter wide bank of bi-fold doors that open completely creating a lovely outlook over the rear garden.

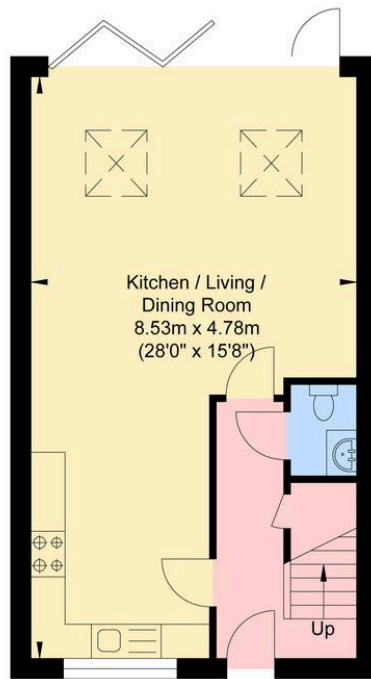
On the first floor the landing has a hatch with comprehensive pull down ladder accessing the insulated loft space. Bedroom one is to the front of the property and has recesses designed for fitted wardrobes, bedroom two is to the rear of the property and similarly has a recess for a fitted wardrobe. The bathroom is a white suite with a panel enclosed bath having both a mixer tap and a separate Grohe twin headed shower over the bath with a glass shower screen. There is a low level w.c and a wash hand basin with a fitted cupboard under, part tiled walls and splashbacks and a uPVC double glazed window with obscure glass.

Outside a block paved driveway to the front provides parking for two cars and there is an outside tap. The rear garden measures 70' in length and has a new patio adjoining the house, faces in an easterly direction and enjoys a good level of seclusion from the rear. The current owners have installed outside sockets and had a large shed built at the bottom of the garden for outside storage.

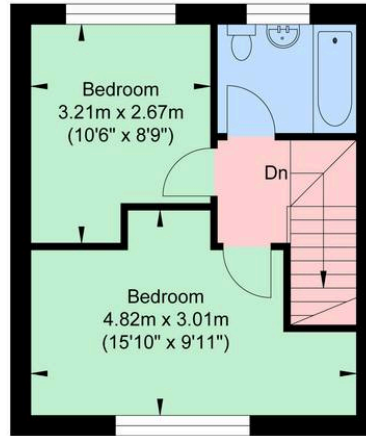
Council Tax band: D, EPC Rating: C



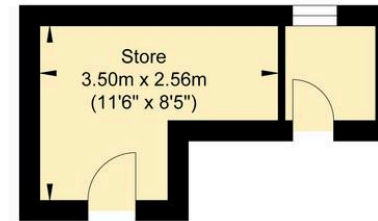
Long Park Corner



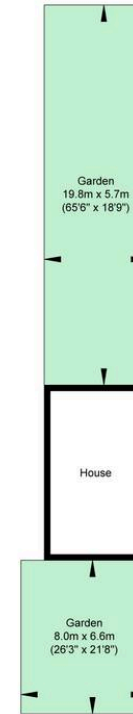
Ground Floor
Approximate Floor Area
438.84 sq ft
(40.77 sq m)



First Floor
Approximate Floor Area
295.14 sq ft
(27.42 sq m)



Store
Approximate Floor Area
97.41 sq ft
(9.05 sq m)



Site Plan
(Not To Scale)

Approximate Gross Internal Area (Excluding Store) = 68.19 sq m / 733.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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