



Mouse Cottage

21-23 East End Lane, Ditchling, East Sussex BN6 8SX

MARCHANTS

Mouse Cottage

A charming three bedroom two bathroom terraced cottage set within the desirable location of East End Lane just moments from the Ditchling High Street. The property benefits from a generous South facing garden to the front and a neat courtyard area to the rear. We understand from the current owner that the property was originally two cottages, so if required and subject to necessary consents could return to its original format. **Owner suited with a vacant property.**

OIRO £575,000

MARCHANTS

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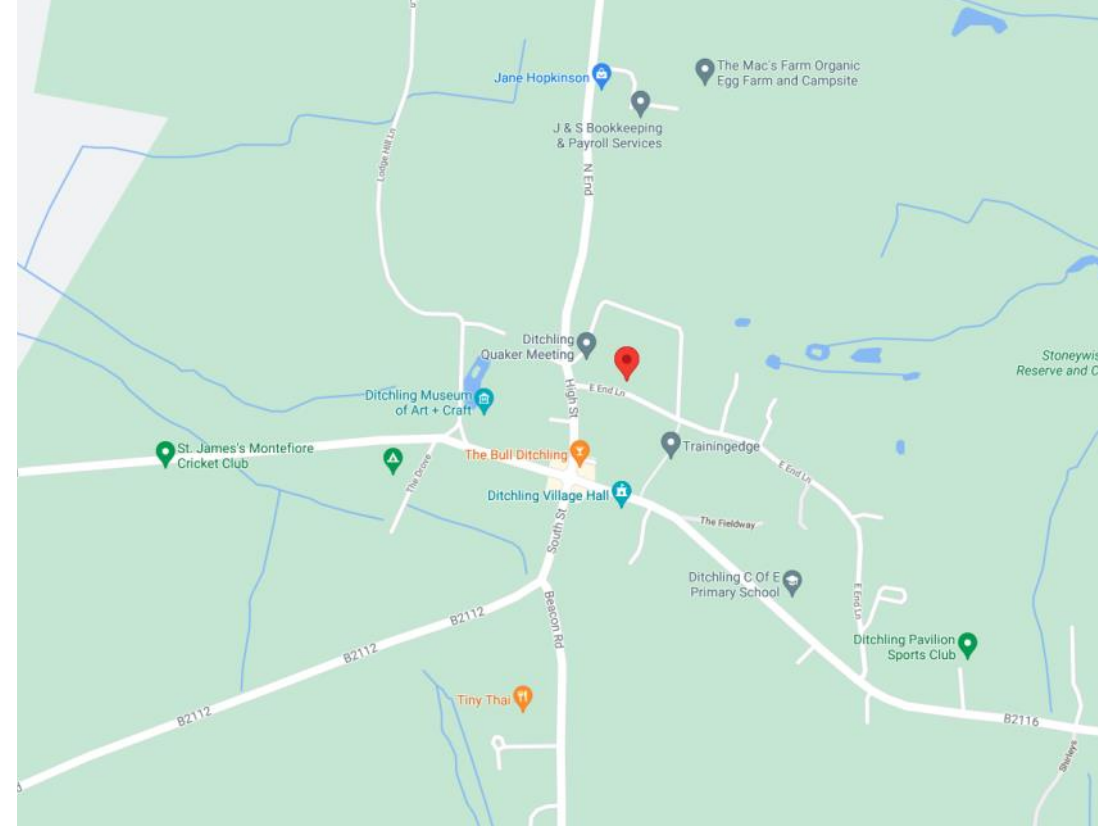
5 High Street Ditchling East Sussex BN6 8SY (01273) 842848 Email: ditchling@marchantsestateagents.co.uk

Features

- Period Cottage
- Village centre location
- Three bedrooms
- Two reception rooms
- Family bathroom
- Shower room
- South front garden
- Rear courtyard garden



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



Location

The picturesque village of Ditchling nestling just under the foot of Ditchling Beacon, the highest point on the South Downs, boasts a wealth of period and historic buildings and was once a staging post on the route between London and Brighton. The village provides a variety of amenities including some shops, a sub post office, museum, junior school, cafes and a variety of public houses/ restaurants. On the northern outskirts of the village and in keeping with the heritage of the area, there is a small, modern industrial centre where various arts and craft skills are still practised, commissioned and retailed to the general public.

- Gatwick (24.6 miles)
- Hassocks Station (1.5 miles)
- Brighton (8.5 miles)
- Gatwick Airport (19.6 miles)

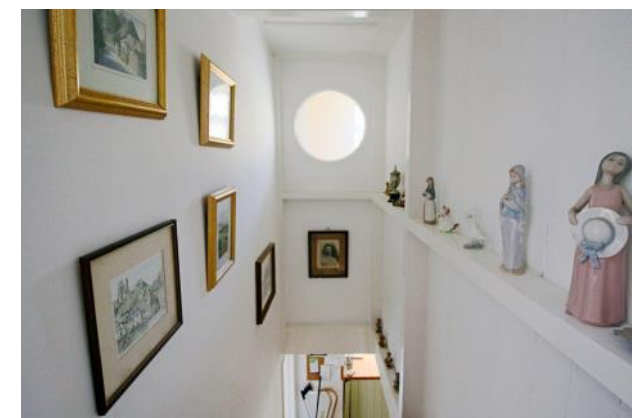
Accommodation

ENTRANCE PORCH Timber stable door and two side windows, electric consumer unit with half glazed internal door to:

SITTING ROOM Feature log burning stove, two timber bay windows providing a splendid outlook over front garden, two radiators. Step down to:

GALLEY KITCHEN Oak wood flooring, base and eye level kitchen units with matching welsh Dresser, solid wood worktops with inset composite single bowl sink, spaces for dishwasher, washing machine and an electric cooker. Recessed downlights, timber window, overlooking rear courtyard garden, under unit light. Stairs rising to first floor. Door to:

DINING ROOM Oak wood flooring, timber window overlooking rear courtyard garden. Door to sitting room.





FIRST FLOOR

SMALL LANDING Velux window, built in cupboard with drawers under, hatch to small loft, door to:

BATHROOM Panel enclosed bath with mixer tap and hair rinse attachment, pedestal wash basin, W.C., timber glazed frosted window, radiator, Double airing cupboard with Hot water tank, fitted immersion heater and slatted shelves over. 'Potterton' gas boiler.

SHOWER ROOM Corner glazed shower cubicle with Flexi hose and fixed showerhead, wash basin with light over and shaver point, W.C., Radiator, Velux window.

BEDROOM 1 Window, view to front.

BEDROOM 2 Window view to front, radiator, hatch to loft.

BEDROOM 3 Window overlooking rear garden, radiator.

Garden and Patio Area

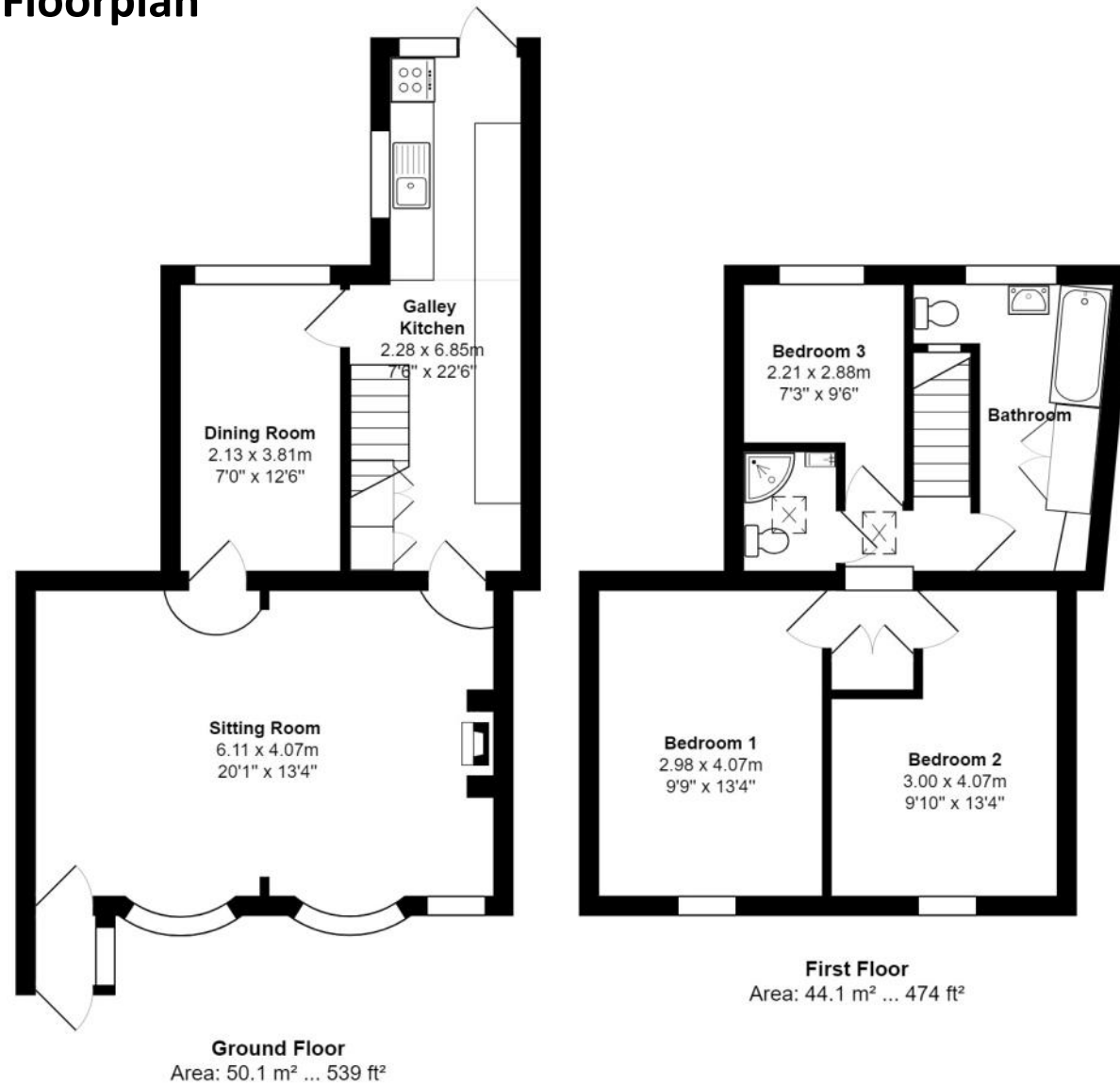
REAR COURTYARD GARDEN Fully paved with raised brick borders to the rear, timber shed.

FRONT GARDEN A good size cottage style garden south facing with patio adjacent to house, small area laid to lawn, wood store area, flower and shrub borders with a central raised border with Arbor and wisteria over, two Timber sheds beyond a second archway. One raised central border has a water feature.





Floorplan



Total Area: 94.1 m² ... 1013 ft²

All measurements are approximate and for display purposes only

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.*
4010/SCK/BAG/MMXXI0608

Council Tax Band: E £2,426.81 (2021 - 2022)

<p>MOUSE COTTAGE 21-23 EAST END LANE DITCHLING EAST SUSSEX BN6 8SX</p>	<p>Energy Rating</p> <p>E</p>
<p>Valid Until 5 June 2031</p>	<p>Certificate Number 0253-3002-1206-1089-2204</p>

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