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VIEWING BY APPOINTMENT
 WITH
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19 Shirleys, Ditchling, Hassocks, Sussex, BN6 8UD
£3,000



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A period detached house located in a highly desirable private road set on the outskirts of the historic downland village of Ditchling. This fine property provides light, spacious accommodation over two floors and briefly this comprises entrance hall with cloakroom, separate reception rooms, a kitchen/breakfast room with adjoining utility room, main bedroom with en-suite, three further bedrooms, a fifth bedroom/study and a family bathroom. Outside, a particular feature are the stunning parkland rear gardens that back onto open countryside. The property is set well back from the road by the good size front garden and there is a long private driveway that leads to the garage. EPC Rating D

Ditchling has a varied selection of local shops, cafes, a church and two public houses including an award-winning gastro pub The Bull. Hassocks, a larger village, is a short drive away, as are Lewes, Burgess Hill and Haywards Heath all offering mainline train connections to London and a greater array of shops and restaurants. This particular area of Sussex also benefits from a variety of superb private and state schools for all ages, all within easy reach of the village.

AVAILABLE LATE APRIL UNFURNISHED



Front door to Entrance Hall

ENTRANCE HALL

Deep understairs cupboard. Staircase to First Floor.

CLOAKROOM

Suite comprising low level WC and wash hand basin. Part tiled walls. Radiator. Double glazed window with opaque glass.

LIVING ROOM 26' x 18'

Triple aspect room with double glazed sliding doors onto the rear garden. Feature fireplace. Three radiators. Double doors leading into the Dining Room.

DINING ROOM 12'6 x 11'8

Dual aspect room with views over the rear garden. Radiator.

KITCHEN/BREAKFAST ROOM 13'10 x 11'8

Range of wall and floor units. Fitted double oven, hob and cooker hood. White goods. Double stainless steel sink. Views to the front.

UTILITY ROOM 14'6 x 9'4

Sliding double glazed door onto the rear garden. Radiator. Door to the front.

FIRST FLOOR

LANDING

Hatch to roof space. Radiator.

BEDROOM 1 23'6 x 15'4

Dual aspect room with views over the rear garden. Range of fitted furniture. Two radiators.

EN SUITE

Enclosed shower, low level WC and wash hand basin. Heated towel rail. Window with opaque glass.

BEDROOM 2 10'6 x 8'10

Window to the side. Range of fitted furniture. Radiator.

BEDROOM 3 9'4 x 8'8

Window to the side. Fitted wardrobe. Radiator.

BEDROOM 4 8'8 x 8'8

Window to the side. Built in wardrobe. Radiator.

BEDROOM 5/STUDY 6'8 x 4'6

Window to the front. Radiator.

BATHROOM

Panelled bath, enclosed shower, low level WC and wash hand basin. Airing cupboard. Radiator. Part tiled walls. Double glazed window to the side.

OUTSIDE

FRONT

Expanse of lawn with established shrubs and trees. Long driveway affording off road parking leading to the garage.

GARAGE

Doors to front and rear. Power and light. Wall mounted gas fired boiler.

REAR GARDEN

A most attractive westerly facing rear garden with a large expanse of lawn relieved by mature trees, including fruit trees, shrubs and plants. Rose arches and pergola. Paved terrace. Garden shed and Summerhouse.

COUNCIL TAX BAND

Council tax band "G" for 2022/2023 £3730.07 for further details please contact Lewes District council.

PERMITTED TENANT PAYMENTS

Before the tenancy starts (Payable to PSPhomes

Burgess Hill 'the agent')

PERMITTED TENANTS PAYMENTS:- Holding deposit of £692.00 (equal to one weeks rent). Deposit of £3461.00 (equal to 5 weeks rent).

DURING THE TENANCY (Payable to PSPhomes Burgess Hill 'the agent')

Payment of £50.00 if you want to change the tenancy agreement.

PAYMENT OF INTEREST FOR THE LATE PAYMENT OF RENT capped at a daily rate of 3% above Bank of England Base Rate.

LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.

PAYMENT OF UNPAID RENT or other reasonable costs associated with your early termination of the tenancy.

PSPhomes Burgess Hill is a member of Propertymark which is a Client Money Protection Scheme, and also a member of The Property Ombudsman, which is a Redress Scheme. You can find out more details on the agents website or by contacting the agent directly.

