



East Gardens, Ditchling, BN6 8ST
£1,800 Per Calendar Month



**GOLDIN
LEMCKE**

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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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Further Information

ONE SMALL DOG ACCEPTED.

LOCATED IN DITCHLING VILLAGE is this attractive TWO/THREE bedroom TWO bathroom semi-detached property which has been refurbished throughout to a high standard by the current owner and is situated on a quiet road off Ditchling High Street. The property is light and spacious, making it a comfortable family home. The accommodation comprises a large kitchen/family room which offers direct access to the rear garden, a further reception room to the front, three bedrooms, a family bathroom and an additional shower room on the ground floor. The current owner has paid much attention to detail and the property is beautifully presented throughout. The property has off road parking for multiple cars and mature gardens to the rear and side of the property. the house is offered UNFURNISHED and available for immediate occupation.



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SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC