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Peter Oliver



South Street, East Hoathly, BN8 6DS

- ▼ Superb Victorian Cottage
- ▼ 2 Double Bedrooms
- ▼ Good Size Garden
- ▼ Lounge, Kitchen & Study
- ▼ Feature Bathroom
- ▼ Chain Free



EPC RATING

Current:

50 | E

Potential:

75 | C

Guide Price:

£350,000 - £375,000



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This attractive semi detached Victorian Cottage is offered for sale with no ongoing chain and is well presented throughout. The accommodation is spread over 3 floors and offers plenty of space as well as bright and spacious rooms. Previously arranged as 3 bedrooms, the current owners changed the layout to move the bathroom upstairs, thus gaining a further reception room behind the kitchen. The front door is nicely elevated off the road level by a few steps and opens into a wonderful lounge with period features. Beyond this room you have a beautiful kitchen which boasts an island unit and really stands out as the hub of the home. The kitchen leads into a small lobby with door to the garden as well as a cloakroom/wc. The rear reception room we've labelled study, but this room (formerly) the bathroom could also be a small dining space. On the first floor there is a double bedroom to the front and feature, large, 4 piece bathroom to the rear. The bathroom is superb and has been sympathetically designed in keeping with the period complete with roll top bath. On the 2nd floor there is a further double bedroom, similar in size to the one below so either could be classed/used as the main room. Outside the house has an enclosed, good size garden which is undoubtedly one of the properties key features. There is a patio along with a raised lawn area and this whole space feels very private.

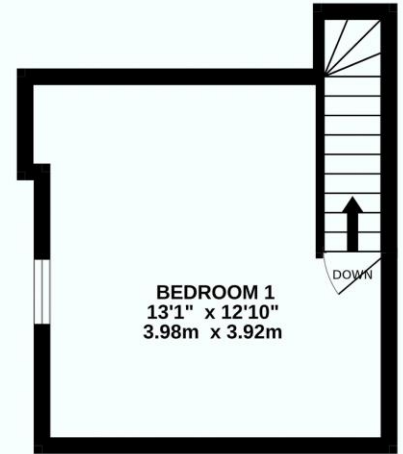
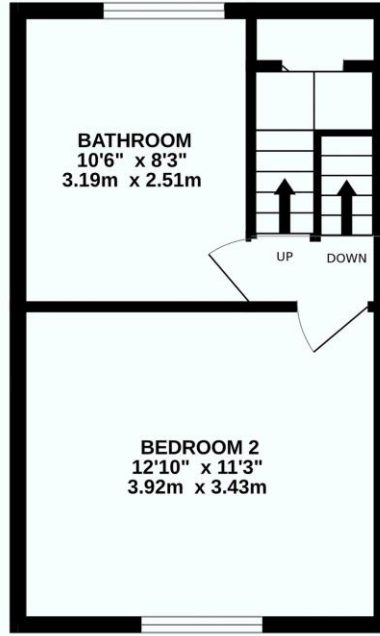
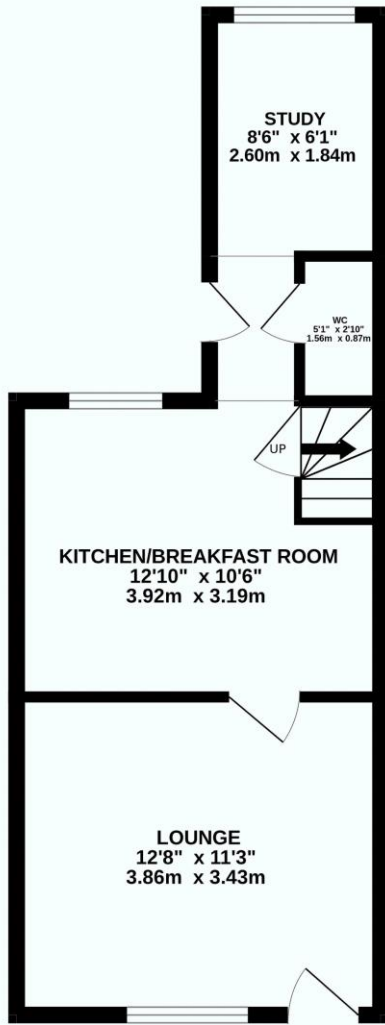
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The Property
Ombudsman

The Property
Ombudsman
LETTINGS





TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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