

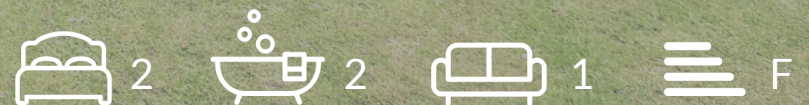


OAKFIELD



Swansbrook Lane, Chiddingly

Asking Price £650,000



# SUMMARY

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Nestled in the highly sought-after area of Gun Hill, this charming detached bungalow on Swansbrook Lane is a true gem. Boasting a substantial plot, this rarely available property offers a perfect blend of comfort and style.

The heart of this home lies in its beautifully landscaped garden. When you set your eyes on the garden it truly is a "wow!" moment! Complete with a pond that adds a further feeling of peace and tranquillity to the surroundings. Imagine enjoying your morning coffee or hosting gatherings in this beautiful setting.

The current owners, who have lovingly cared for this property for over 40 years, have extended the living area to create a harmonious flow throughout. The modern kitchen, bathroom, and en suite are a welcome addition and meets modern expectations - all while ensuring the property keeps its charm and character with beams throughout and a wood-burning stove.

With parking for three vehicles, convenience is at your doorstep. Whether you're looking for a peaceful retreat or a place to entertain, this property offers the best of both worlds. Don't miss the opportunity to make this bungalow your own slice of paradise in Gun Hill.

Gun Hill, Chiddingly

The hamlet of Gun Hill forms part of the parish of Chiddingly, which is situated within the Wealden District of East Sussex.

Located close to the towns of Heathfield and Uckfield and a short drive from Eastbourne and the coast, Gun Hill is one of the seven hills on which the parish stands.

Gun Hill is also home to the renowned The Gun Pub which dates back to the 15th century and is proudly family and dog friendly, even boasting a children's play area.

Chiddingly hosts the annual Chiddingly Festival – a nationally recognised Harvest of the Arts and has been held for over 40 years. Chiddfest is another annual festival showcasing music, street food, traders and camping.

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**Sitting Room**

24'2" x 14'0"

**Kitchen**

14'2" x 8'9"

**Bedroom**

11'6" x 9'4"

**Bedroom**

14'0" x 9'11"

**Workshop/Store**

12'2" x 9'3"

**Council Tax Band-D-£2484 per annum**

















# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

D

## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 3.00pm

## Viewings

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

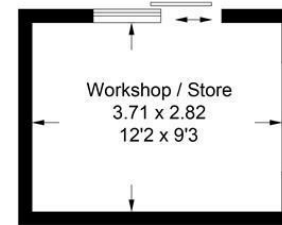
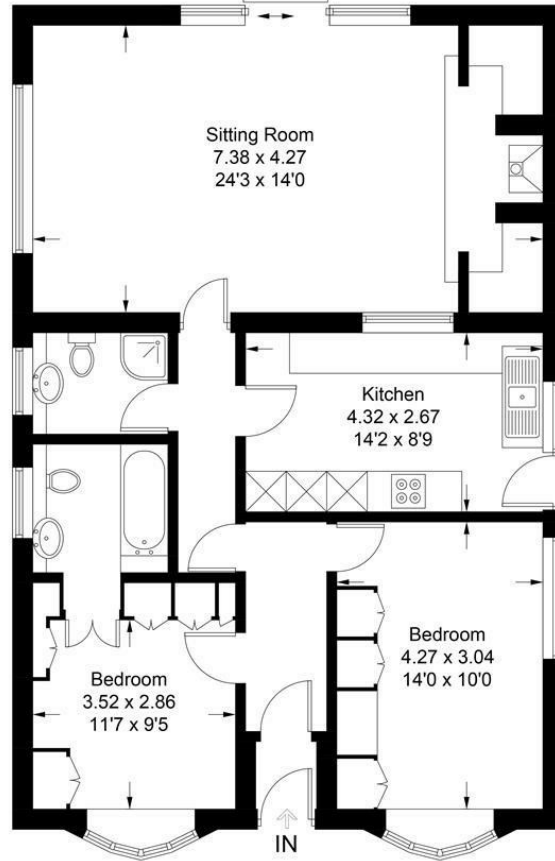
## Area Map



# Floorplan

## Swansbrook Lane, Gun Hill ,TN21 OLB

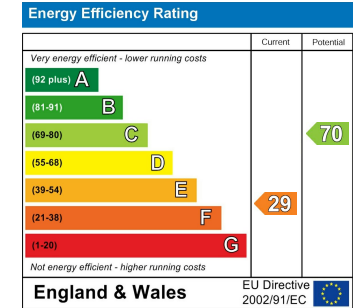
Approximate Gross Internal Area = 88.0 sq m / 947 sq ft  
 Workshop / Store = 10.4 sq m / 112 sq ft  
 Total = 98.4 sq m / 1059 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2024

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.