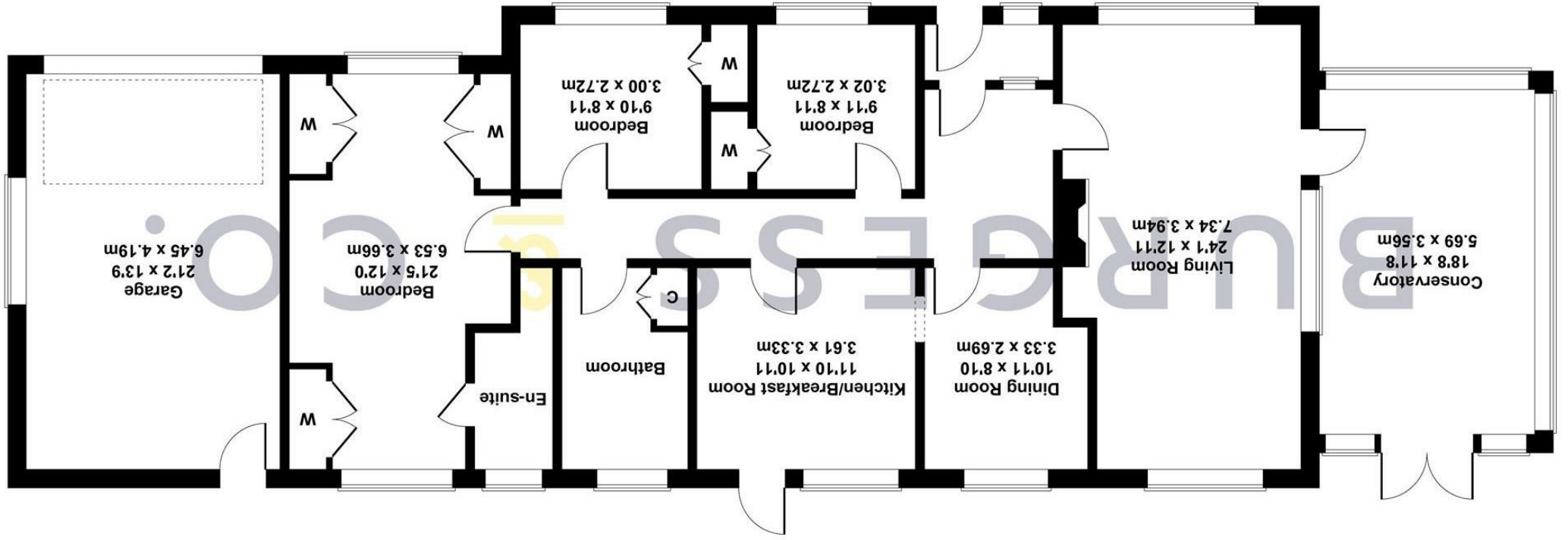




GROUND FLOOR



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Mill Lane
Approximate Gross Internal Area
1828 sq ft - 170 sq m

BURGESS & CO. The Hobbit, Mill Lane, Hooe, TN33 9HT
01424 222255

Offers Over
£495,000 Freehold



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****CHAIN FREE**** Burgess & Co are delighted to present to the market this bright and spacious detached bungalow, occupying a secluded and private position, enjoying wonderful countryside views. Situated in the quiet and picturesque rural village of Hooe, which has access to the village of Ninfield and the A259 leading to both Bexhill and Eastbourne. The accommodation comprises a large entrance hall, a 24'1 living room with feature fireplace, a large conservatory, a modern fitted kitchen/breakfast room, a separate dining room, three bedrooms with the main having an en-suite shower room and a family bathroom. The property has been sympathetically updated and refurbished throughout to a good standard and further benefits include oil central heating and double glazing. To the outside there are front, side and rear gardens with a mixture of lawn and patio. There is also a driveway providing off road parking leading to an integral double garage. An internal inspection is strongly recommended to fully appreciate the location and size of this wonderful property by vendors sole agents.

Porch

With tiled floor, double glazed window to the front, wooden door to

Entrance Hall

With oak flooring, two radiators, alarm panel.

Living Room

24'1 x 12'11

With two radiators, feature electric fireplace, fitted blinds, double glazed window to the front & rear. Double glazed window & door to

Conservatory

18'8 x 11'8

With tiled floor, electric panel heater, dwarf brick walls, Velux window, double glazed windows, double glazed French doors to the garden.

Dining Room

10'11 x 8'10

With radiator, hatch to kitchen, double glazed window to the rear.

Kitchen/Breakfast Room

11'10 x 10'11

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, fitted Bosch electric hob, Neff extractor hood, fitted eye level double oven, fitted microwave, space for American style fridge/freezer, floor boiler, double glazed window & door to the rear garden.

Bedroom One

21'5 x 12'0

With two radiators, three built-in wardrobes, fitted electric blinds, double glazed window to the front & rear, door to

En-suite Shower Room

Comprising walk-in shower, low level w.c, vanity unit with inset wash hand basin, aqua-panelled walls, extractor fan, Bluetooth vanity mirror, shaver point, chrome heated towel radiator, double glazed frosted window to the rear.

Bedroom Two

9'11 x 8'11

With radiator, fitted wardrobe, double glazed window to the front.

Bedroom Three

9'10 x 8'11

With radiator, fitted wardrobe, fitted blind, double glazed window to the front.

Family Bathroom

Comprising panelled bath with mixer tap, shower attachment over & shower screen, vanity unit with inset wash hand basin, low level w.c, shaver point, Bluetooth mirror, partly aqua-panelled walls, chrome heated towel radiator, airing cupboard, double glazed frosted window to the rear.

Double Garage

21'2 x 13'9

With electric roller door, consumer unit, meters, loft hatch, double glazed window to the side, double glazed door to the rear.

Outside

To the front there is an area of lawned garden with central pathway, flowerbeds housing mature shrubs and a driveway providing off road parking leading to the garage. To the rear there is a block paved pathway leading all round the property, a feature half moon

block paved patio, a gravel area, flowerbed housing mature trees & shrubs, pond with filtration system, enclosed by fencing. There is a wooden gate leading to the side garden being laid to lawn with vegetable patch, working well, fenced area housing oil tank, a garden shed and easy pod automatic evolution aqua pump for water system.

NB

Council tax band: E

