



**Duckyls Cottages, West Hoathly, East Grinstead, RH19 4QU**

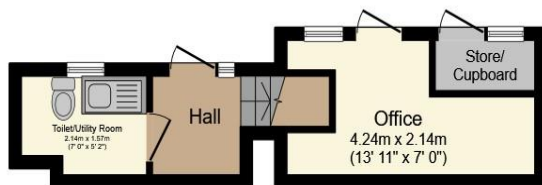


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## **Duckyls Cottages, West Hoathly East Grinstead**

This charming three-bedroom mid-terrace family home is in the highly sought after village. This generously sized home comprises of an office, downstairs cloakroom, dining room, living room, kitchen, three bedrooms with family bathroom. Beautiful panoramic views and off-street parking.

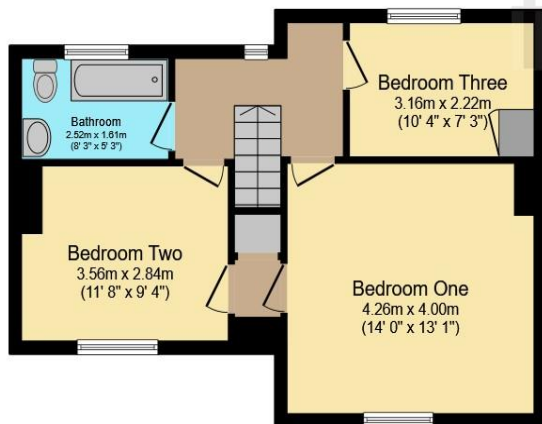




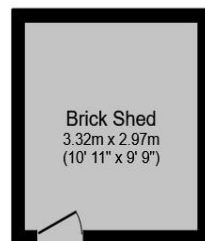
Lower Ground Floor



Ground Floor



First Floor



Outbuilding

Total floor area 120.0 m<sup>2</sup> (1,292 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Duckyls Cottages, West Hoathly East Grinstead

- Three Bedroom Mid-Terrace Family Home
- Office Space & Downstairs Cloakroom
- Living Room, Dining Room & Kitchen
- Panoramic Gardens With Outbuilding
- Off Road Parking For Two Cars

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/CRA111220](https://fox-and-sons.co.uk/Property/CRA111220)



Property Ref:  
CRA111220 - 0002

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### Property Description

This charming three-bedroom mid-terrace family home is in the highly sought after village. As you enter the home you are greeted with an entrance hall with stairs to the first floor and access into the living room and dining room.

The dual aspect living room is to the left side of the property and come with a feature fireplace, space for sofas and freestanding furniture. The dining room is on the other-side of the property and can comfortably fit a six-seater dining room table and chairs with access into the kitchen. Through the opening there is the fitted kitchen with wall and base units with space for a fridge, oven, and storage cupboard. Door to the lower ground floor.

On the lower ground floor there is a downstairs utility room with toilet and plenty of storage space. You also have access to the home office which is located from the back garden.

The first floor there is three good-sized bedrooms and a family bathroom comprising of a WC, wash basin and bath.

Externally, the front of the property is off street parking. The rear garden has breathtaking, open expanse that seamlessly blends with the surrounding landscape. A patio area which is perfect for entertaining with steps leading down to the mainly laid to lawn area with an outbuilding.

  
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