



Nightingales, East Hoathly, BN8 6DN

£475,000 - £500,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- 4 bedroom family home
- 2 bath/shower rooms
- Chain free
- Pretty walled garden
- Downstairs study

- Kitchen diner
- Utility room
- Garage and parking
- Delightful village location
- Close to local amenities



in more detail...

A light and spacious 4 bedroom, 2 bath/shower room, detached family home enviably positioned in this highly sought-after village within a short walk of the local amenities and recreation ground benefitting from no onward chain. This delightful modern home boasts a generous kitchen diner, separate study, excellent size bedrooms one with en-suite, impressive living room, downstairs cloakroom, useful utility room garage and parking to name just a few features.

A covered entrance leads to an entrance hall with; an attractive staircase, useful coats and shoe cupboard, downstairs cloakroom, office/study with a window overlooking the front of the property, access to the impressive living room with sliding doors leading to the outside seating terrace, access to the utility room with a door leading outside, an under stairs cupboard and access to the kitchen diner, which runs the entire depth of the house with windows looking over both the rear and front gardens, a range of matching units to eye and base level, integrated fridge freezer and space for a dishwasher.

From the entrance hall a staircase rises to the first-floor offering; a generous master bedroom with a range of built-in wardrobes and en-suite shower room, a spacious second double bedroom, a further double bedroom with built-in wardrobes, a large single bedroom with built-in wardrobe and a modern family bathroom.

The very pretty walled garden is mainly laid to lawn boarded by mature flower beds and shrubs, a large seating terrace immediately adjoins the rear of the property with a gate providing side access and a personal door into the garage benefitting from power and light. The property is approached via a private driveway with parking for up to 2 vehicles, a path leads through the front garden to the covered entrance. EPC band C.



the location...

Nightingales is a quiet cul-de-sac situated close to the heart of this highly desirable village. East Hoathly offers a range of local facilities including a village shop, a popular public inn, primary and junior schools, a church and a local bus service which links with the neighbouring districts.

A more comprehensive range of shopping and leisure facilities can be found at Lewes and Uckfield, the latter offers a comprehensive range of shopping and leisure facilities including a cinema, several bars/restaurants as well as a popular leisure centre. Uckfield boasts a wide selection of schools for all age groups including a sixth form community college, nearby Tonbridge School, Cumnor House, Great Horsted, Bede's and Rodean.

Sporting and recreational facilities are within close range including golf courses at the East Sussex National course and the Royal Ashdown at Forest Row.

Rail services can be found at nearby Lewes with the nearby A272 providing swift vehicular access to Haywards Heath which offers an excellent commuter train service to London (Victoria/London Bridge both approximately 47 mins) whilst the motorway network of the M23/25 is also easily accessed west of Haywards Heath at Bolney village.

The coastal resorts of Eastbourne and Brighton city centre are also close by.

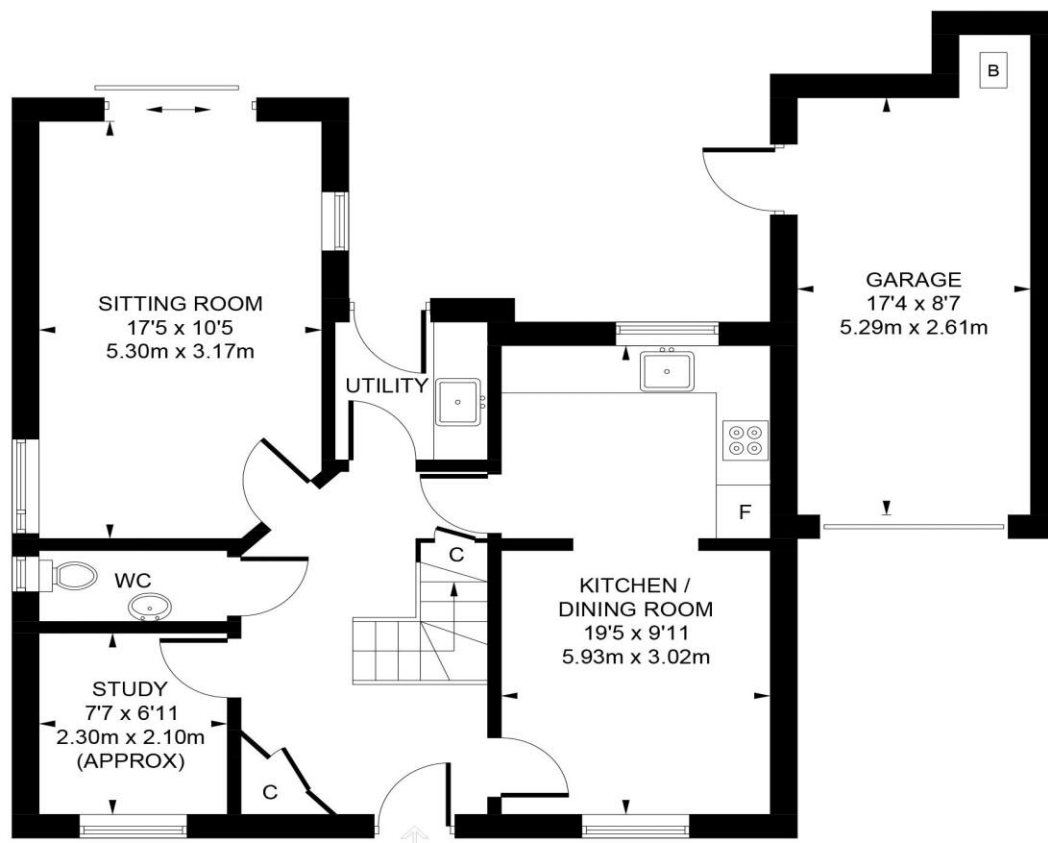
Please check google maps for exact distances and travel times (property postcode: BN8 6DN)

Nightingales, East Hoathly, East Sussex, BN8

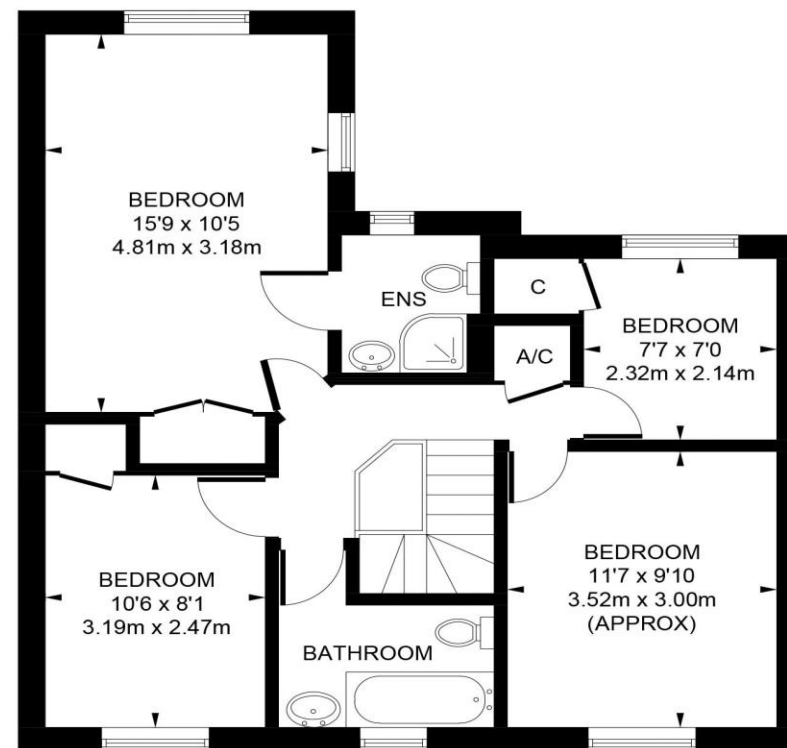
Approximate Gross Internal Area = 1253 sq ft / 116.4 sq m

Garage = 156 sq ft / 14.5 sq m

Total = 1409 sq ft / 130.9 sq m



GROUND FLOOR



FIRST FLOOR

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID769163)

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