



3 Susans Close, East Hoathly. BN8 6QE

Lewes

Guide Price **£510,000 – £520,000**

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3 Susans Close

East Hoathly, Lewes

A beautifully finished 3 bedroom detached house enviably positioned in the heart of this picturesque Sussex village enjoying direct access to the village recreation ground via a gate in the rear garden.

This rarely available property has been significantly improved by the current owners and benefits from, in brief, on the ground floor; a modern kitchen with a range of matching units to eye and base level, integrated appliances and access to the utility room which in turn provides access to the front and rear of the property, a downstairs WC, a formal dining room, a generous living room with an open fireplace and access to the conservatory which in turn offers double doors opening on to the outside seating terrace.

From the entrance hall a staircase rises to the first floor, offering; an impressive principle bedroom with a range of fitted wardrobes, a modern family bathroom, another generous double bedroom and a large single bedroom both of which enjoy built-in wardrobes.

Outside the pretty yet low maintenance gardens boast a particularly advantageous feature in a gate providing direct access to the village recreation ground.

A garage can be found en-bloc nearby.





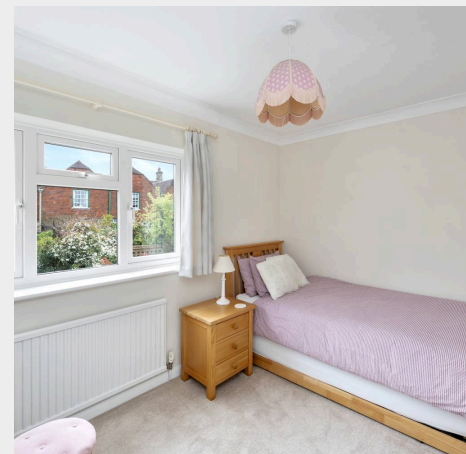
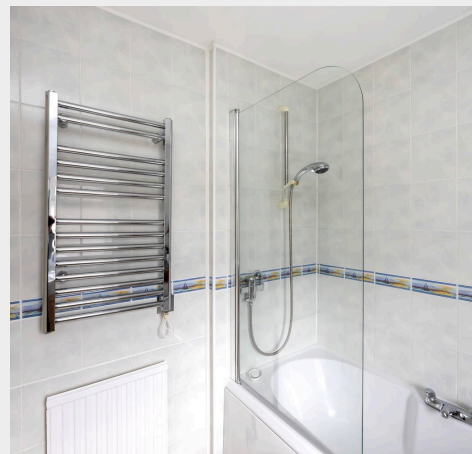
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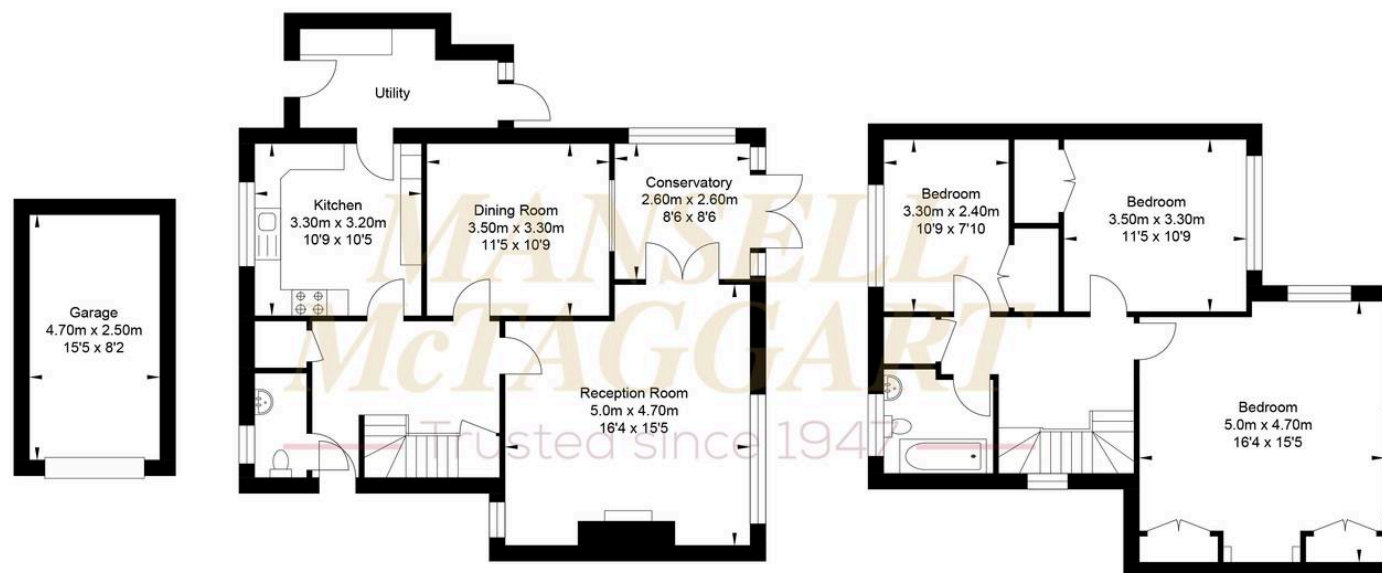
Susans Close is a popular, quiet privately owned cul-de-sac situated in the heart of one of the area's sought after villages immediately adjacent to the village playing fields. The village boasts numerous associations and clubs and offers a strong sense of village community.

Local facilities include a village shop, a popular public inn, primary and junior schools, a church and a local bus service which links with the neighbouring towns and districts. A more comprehensive range of shopping and leisure facilities can be found in nearby Uckfield town centre which offers a vast array of options including a public cinema, leisure centre and library, numerous bars/restaurants, supermarkets as well as a railway station providing services to London.

The area is well serviced with a wide selection of schooling for all age groups including a sixth form community college. The nearby A272 provides swift vehicular access to Haywards Heath which boasts a faster commuter service to London (Victoria/London Bridge 47 minutes) and the motorway network M23/M25. The stunning 6,500 acre Ashdown Forest with its lovely areas for riding and walking is also within a short driving distance.



Susans Close



Garage
Approximate Floor Area
126.47 sq ft
(11.75 sq m)

Ground Floor
Approximate Floor Area
802.44 sq ft
(74.55 sq m)

First Floor
Approximate Floor Area
658.42 sq ft
(61.17 sq m)



Approximate Gross Internal Area (Excluding Garage) = 135.72 sq m / 1460.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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