



6 Rectory Close, East Hoathly, BN8 6EG

Guide Price £375,000 - £395,000

**MANSELL
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6 Rectory Close

East Hoathly

A deceptively spacious and beautifully improved four bedroom two bathroom mid terrace family home, occupying a traffic free position set behind a large green with a level garden to the rear and a single garage found en-bloc.

6 Rectory Close is an exceptional family home situated in a pleasant and peaceful cul de sac in the heart of this ever popular village. The property has undergone significant improvement and has been subject to a generous loft conversion which provides an impressive 19'9 x 11'11 principal suite. The accommodation extends to 1215.55 sq ft over three floors with the ground floor providing largely open plan living space, wonderful for entertaining.

The property is entered via an entrance porch, there is a sitting room which continues through to a dining room which has a set of French doors opening to the rear garden. The kitchen is found to one side and has been fitted with a matching range of units, a personal door provides access to the rear garden.





6 Rectory Close

East Hoathly, Lewes

The first floor provides a landing, three bedrooms with two of the rooms having built-in wardrobes and there is a family bathroom comprising a white suite and enclosed bath. The second floor is taken up by the principal bedroom which has an extensive range of built-in wardrobes and an en-suite shower room.

Outside, the front of the property is approached via a central path. The garage is found nearby en-bloc benefitting from power and light with pedestrian access via the rear garden. The rear garden is predominately laid to lawn, enclosed in part by close board fencing and there is a personal door which provides access to the single garage.

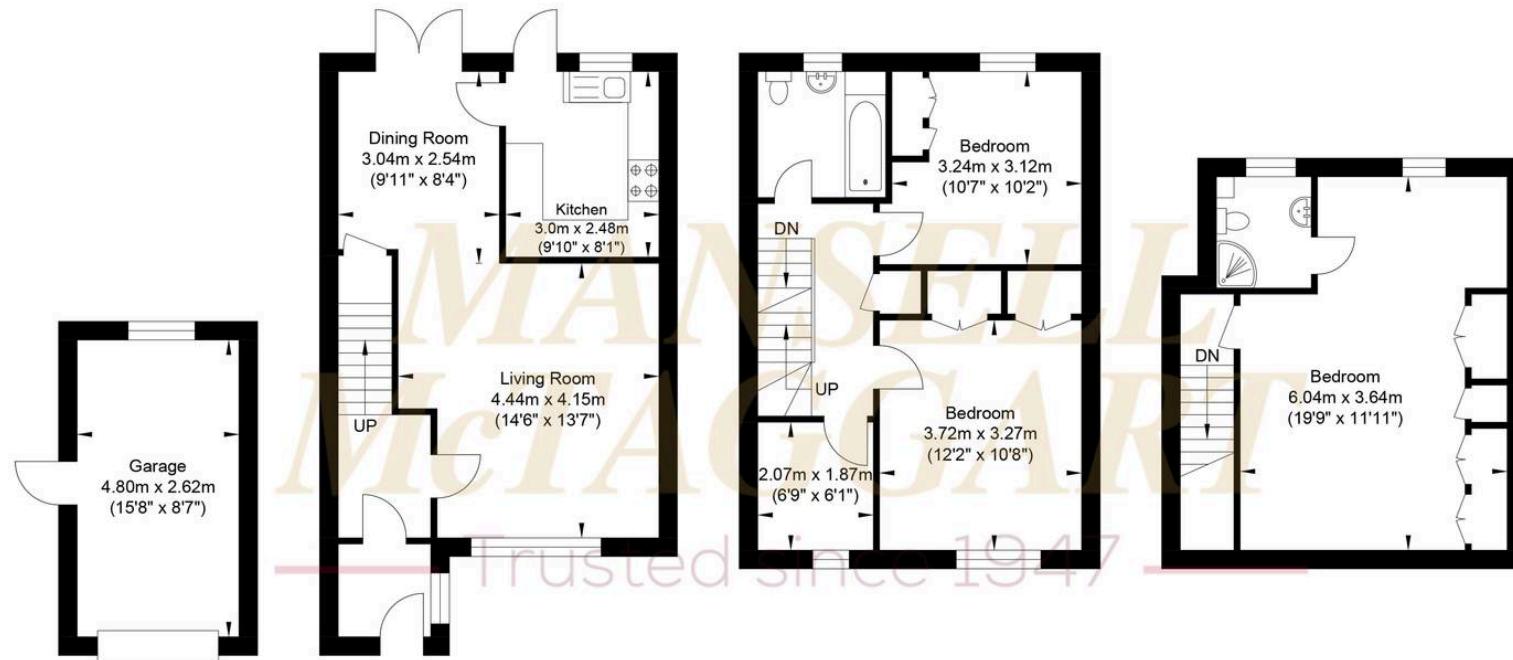
EPC: E

Council Tax band: C

Tenure: Freehold



Rectory Close



Garage
Approximate Floor Area
135.41 sq ft
(12.58 sq m)

Ground Floor
Approximate Floor Area
447.02 sq ft
(41.53 sq m)

First Floor
Approximate Floor Area
436.58 sq ft
(40.56 sq m)

Second Floor
Approximate Floor Area
331.95 sq ft
(30.84 sq m)



Approximate Gross Internal Area (Excluding Garage) = 112.93 sq m / 1215.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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