

## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

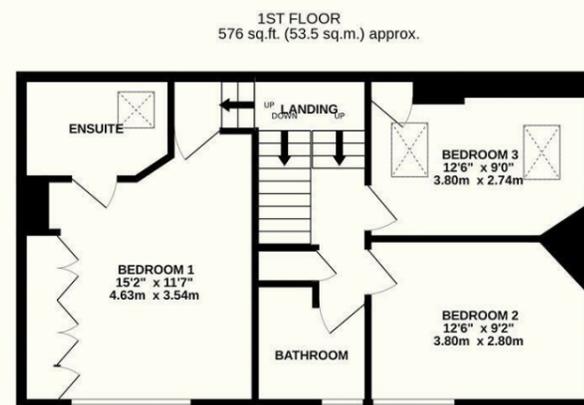
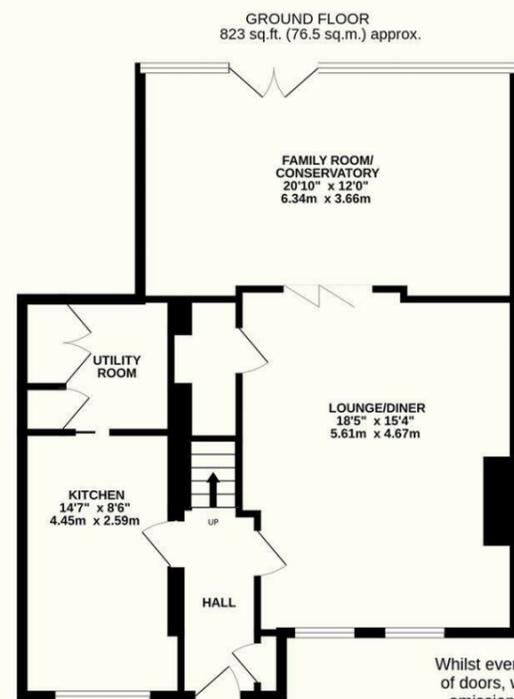
## EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Peter Oliver



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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South Cottage Waldron Road, East Hoathly, East Sussex, BN8 6QL

£2,000 Per month

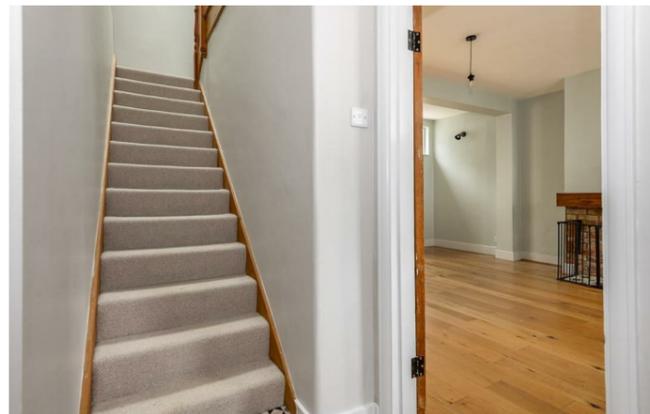
- Beautiful Mews House
- Three Bedrooms (Master En-Suite)
- Large Sitting Room
- Private Rear Garden
- Available Beginning of April
- Quiet Location on Outskirts of East Hoathly
- Stylish Kitchen & Utility Area
- Orangery
- Parking
- Unfurnished

## South Cottage Waldron Road, East Hoathly BN8 6QL

Quietly and idyllically tucked away on the outskirts of the highly sought after village of East Hoathly you will find this beautifully presented three bedroom character Mews House offered to let long term and available in April.



Council Tax Band: E



This wonderful property enjoys an extremely private, pretty garden and a generous, spacious internal layout.

The cottage is approached via a characterful archway into a courtyard setting providing parking. The accommodation on the ground floor is arranged as, entrance hall with built in cupboard, a modern and stylish kitchen to side with integrated appliances that leads to a useful utility room. To the other side of the entrance hall is a magnificent double aspect lounge with feature fireplace and oak flooring, and a large orangery to the rear of the house with doors leading on to the landscaped garden.

Upstairs you will find three well-proportioned double bedrooms, the main bedroom boasting bespoke fitted wardrobes and an en-suite shower room and family bathroom. The garden is mostly laid to lawn with a stylish decking area and raised flower beds. The property also has the added benefit of an allocated parking space, and you are only a short walk away from the village high street with its local pub, village store and primary school. Viewing essential.