



**The Mews, East Hoathly, Lewes, East Sussex, BN8 6EH**  
Asking Price: £395,000

# The Mews, East Hoathly, Lewes, East Sussex, BN8 6EH

Well presented, semi detached bungalow in a quiet East Hoathly cul de sac. Features include a landscaped garden backing onto countryside, modern kitchen and shower room, ample parking, garage, and workshop. Ideally located in a central village location with no onward chain.

## The Property

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This two bedroom semi detached bungalow in The Mews, East Hoathly, offers a peaceful and convenient lifestyle within a quiet cul de sac. The property is well presented throughout and ready for immediate occupancy.

The home features a reception room with large window overlooking the large front garden, providing a comfortable living space. The modern double aspect kitchen is equipped with contemporary units and integrated oven and hob, space for dishwasher and washing machine and ample worksurface area for food preparation. The modern shower room is fully tiled with storage below the wash hand basin and a chrome towel rail.

Accommodation includes two versatile bedrooms. The main bedroom has full height wardrobes and a large window overlooking the garden, while the second bedroom can serve as a guest room, dining room, or home office, depending on individual needs.

One of the property's main attractions is its landscaped garden which has well established colourful shrubs throughout the year. This outdoor space features a lawn which backs onto countryside, and offers a sense of privacy. There are a choice of seating areas and a path winds down the garden.

There is ample off road parking for several vehicles. Additionally, the property includes a garage for secure parking or storage, along with a dedicated workshop.

Its central village location ensures walking distance to local amenities, while the quiet cul-de-sac setting maintains peace and quiet.

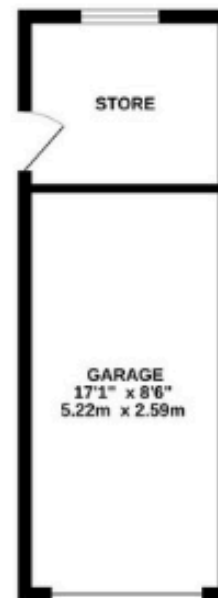
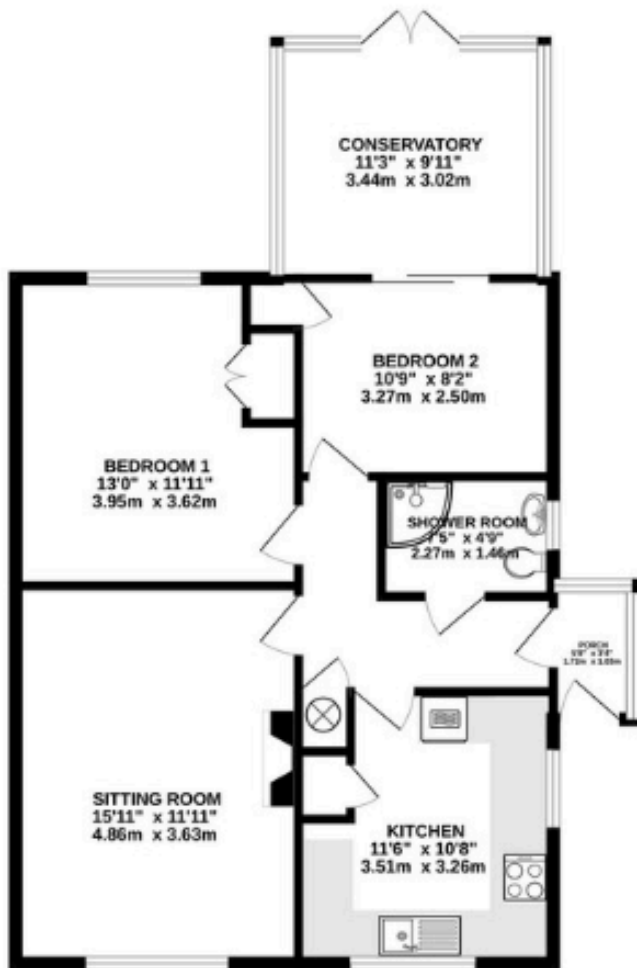
## The Location

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East Hoathly is a small rural village in the Wealden district of East Sussex, set between the South Downs and the High Weald. It is known for its historic St Mary's Church, traditional cottages, and welcoming community. Surrounded by rolling countryside, it offers a peaceful village atmosphere while remaining close to nearby towns like Uckfield and Lewes.

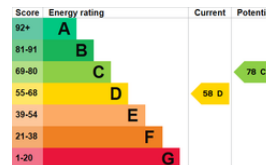
The village is thriving, with good recreational facilities where tennis, cricket and football are played. There is an active church community, primary school, village pub, shop, café and other local services. East Hoathly also has its own Bonfire Society, reflecting its strong community spirit.





TOTAL FLOOR AREA : 909 sq.ft. (84.9 sq.m.) approx.  
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Energy Performance Certificate



Agents Notes

Tenure: Freehold  
 Council Tax Band: C  
 EPC - D

# Oakley

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