OAKFIELD

Buttsfield Lane, East Hoathly, BN8 6EF

Asking Price £575,000

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Buttsfield Lane, East Hoathly, BN8 6EF

Price Guide £575,000 - £600,000. This attractive, older style semi-detached property is situated in the highly sought after village of East Hoathly, within a minute's walk of the central amenities which include the village store, Post Office, hairdressers, café and very popular pub. Approached via a no-through road, which eventually leads to open countryside and the Wealden Way footpath. The house offers ample parking (off lane) for 3 cars.

The front door opens into a porch and through to the welcoming hallway with electric fuse box/storage cupboard and stairs to 1st floor. A glazed door opens into a very spacious lounge with engineered oak flooring and bio ethanol feature fire. While the open plan dining area and sliding patio doors provide a light airy feel and excellent view to the garden which is very private.

Accessed from the stylish kitchen or the side entrance of the house, the guest suite opens up, comprising; boot room/lobby, shower room, separate WC , breakfast room and Bedroom 3. This self-contained suite could be a useful Granny Annexe or provide extra guest income.

There is a spacious 1st floor landing with view over the front garden plus ceiling hatch providing access to the loft where the mains-fed pressurised hot water tank (installed in 2022) is housed. While the modern bathroom and two well-proportioned bedrooms off the landing, enjoy excellent views to the countryside.

With gated side access or direct access from the lounge, the rear garden is a good size, mostly facing south and east with steps leading up to large, paved area and view to the South Downs.

Also within easy walking distance are further village amenities: Parish Church with its C of E Primary School, the village hall, Medical Centre, Recreation Ground & Sports Pavilion and No. 54 bus stops to Eastbourne & Uckfield

Sitting Room
19'1" x 10'10" (5.81 x 3.30)

Kitchen
11'1" x 9'11" (3.37 x 3.03)

Dining Room
10'11" x 10'7" (3.32 x 3.23)

Breakfast Room
8'5" x 7'0" (2.57 x 2.13)

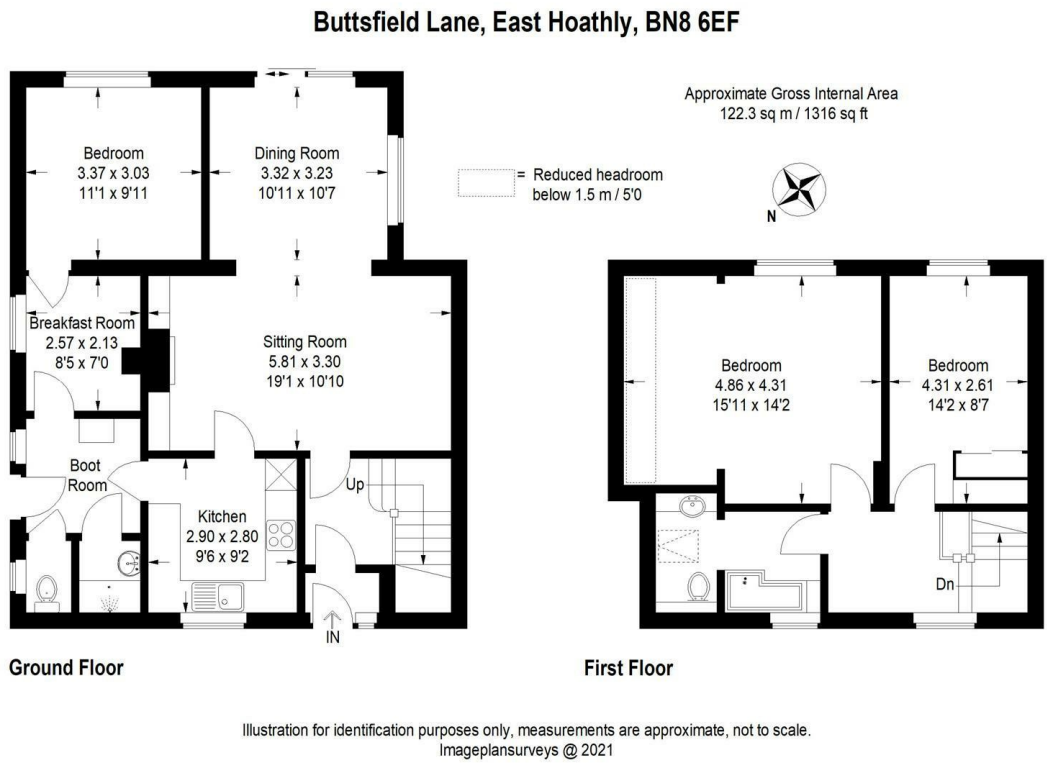
Bedroom
15'11" x 14'2" (4.86 x 4.31)

Bedroom
14'2" x 8'7" (4.31 x 2.61)

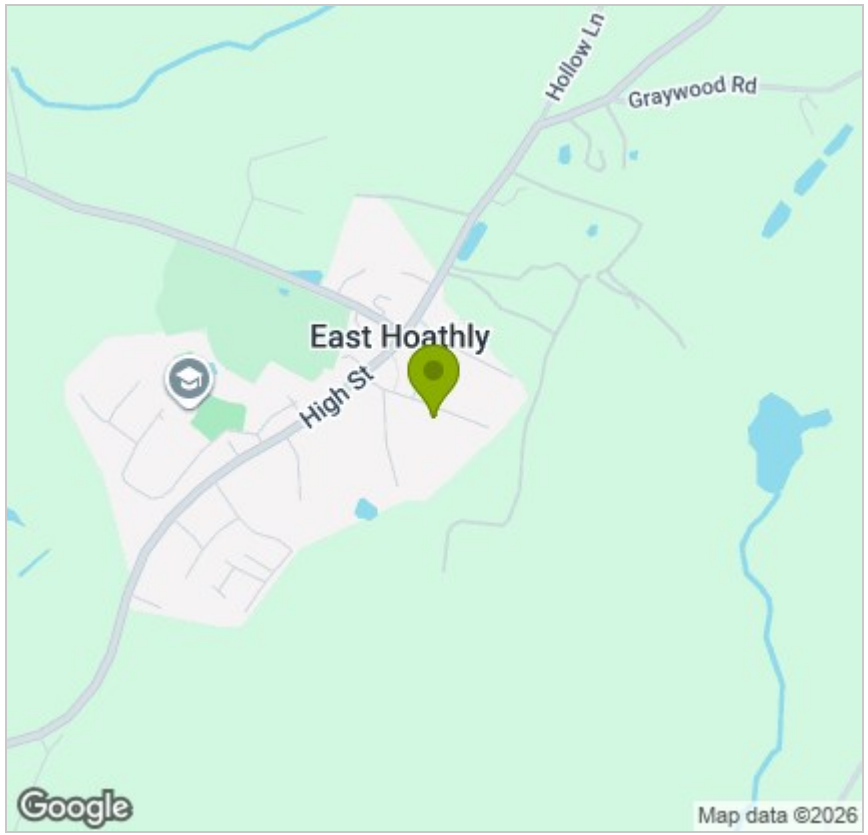
Bedroom
11'11" x 9'11" (3.37 x 3.03)

Council Tax Band D - £2608 Per Annum

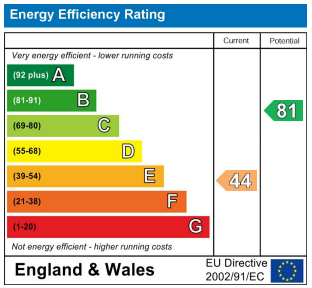
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01825 762132
if you wish to arrange a viewing appointment for this property or require further information.

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