

**Paddock Green,East Hoathly  Lewes  BN8 6FD**

fox & sons

***welcome to***

## Paddock Green, East Hoathly  Lewes

* OVER 50% RESERVED - ONLY 2X THREE BEDROOM HOMES REMAINING * READY TO MOVE INTO NOW * Stylish three-bedroom end terrace homes offering additional privacy, spacious open-plan living and high-quality finishes, perfectly suited to buyers seeking contemporary comfort within a village location setting.



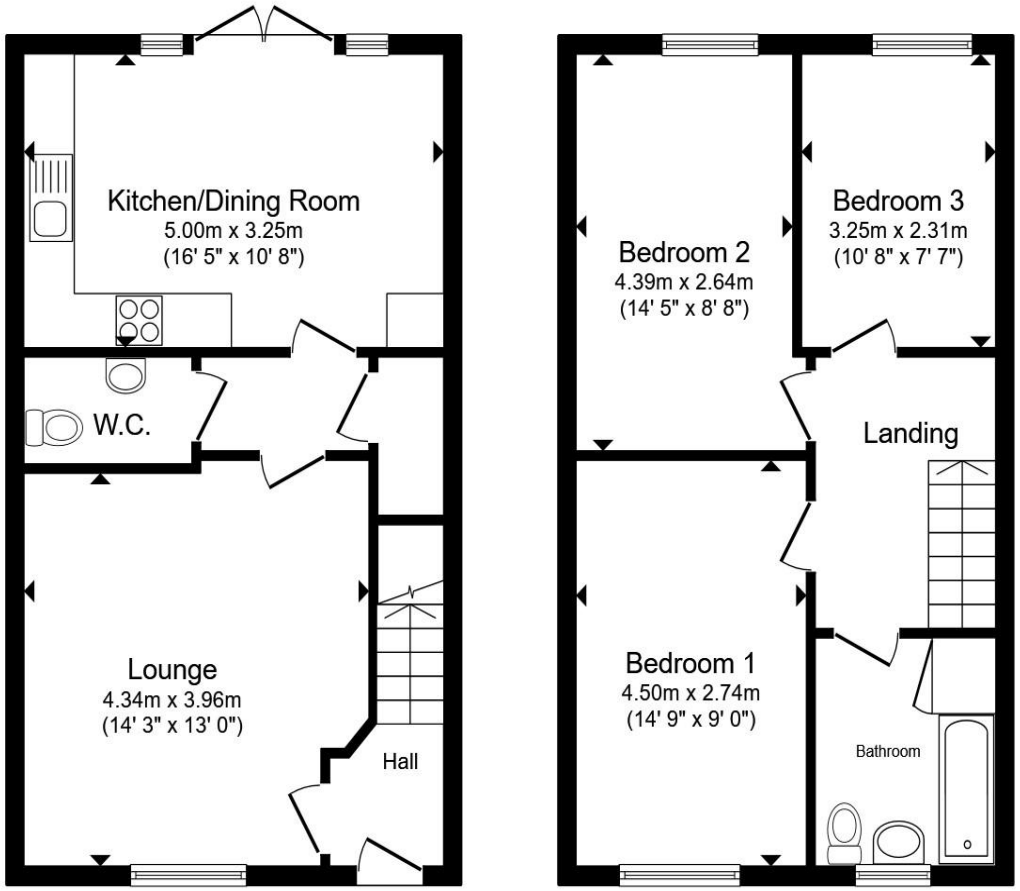













**Ground Floor** **First Floor**

Total floor area 89.8 m² (966 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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**Financial Breakdown**

**Key Information Documents**

**Rent & Charges**

**Predicated Energy Assessment**

**Disclaimer**

**Entrance Hall**

**Living Room**

**Cloakroom**

**Kitchen/ Dining Room**

**Stairs To First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Private Rear Garden**

**Off Road Parking**

*welcome to*

# Paddock Green, East Hoathly  Lewes

- * OVER 50% NOW RESERVED - ONLY 2X THREE BEDROOM HOMES REMAINING *
- Shared Ownership Homes available from 40% share
- Open-plan kitchen and dining spaces
- Energy-efficient homes with air source heat pumps
- Underfloor heating to ground floor

Tenure: Leasehold EPC Rating: Exempt
Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease.  For further information please contact the branch.  Please note additional fees could be incurred for items such as Leasehold packs.

## £160,000





**view this property online** fox-and-sons.co.uk/Property/HAI111019

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.




Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
HAI111019 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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**01323 843554**

Hailsham@fox-and-sons.co.uk

16 High Street, HAILSHAM, East Sussex, BN27 1BJ

**fox-and-sons.co.uk**

Fox & Sons  is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF.  VAT Registration Number is 500 2481 05.