

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



South Street, East Hoathly, BN8 6DS

- ▼ Large Semi-Detached House
- ▼ Beautifully Presented
- ▼ 4 Bedrooms, 3 Bathrooms
- ▼ Stunning Kitchen/Diner
- ▼ Wraparound Garden
- ▼ Generous Gated Driveway



**EPC RATING**

Current:  
65 | D

Potential:  
79 | C

**Guide Price:**  
**£780,000 - £800,000**



## South Street, East Hoathly, BN8 6DS

Discreetly tucked away in a sought-after location, this beautifully presented and thoughtfully renovated semi-detached home offers the perfect blend of countryside charm and modern living. Situated in the heart of East Hoathly, residents can enjoy scenic countryside walks, a popular village pub, and a range of local amenities all within easy reach and without the need for a car. Approached via a gated gravel driveway, the property boasts ample off-road parking for several vehicles and a detached garage. Upon entering, you are welcomed into a spacious hallway with a convenient WC. The cosy, dual-aspect lounge features a charming fireplace with an inset log burner, creating an inviting space to relax. At the heart of the home is a stunning, contemporary kitchen/diner, complete with a tiled floor and bi-fold doors that open directly onto the rear garden ideal for entertaining family and friends. This space seamlessly connects to a versatile family/playroom, while a separate utility room adds further practicality. Upstairs, the home offers four generously sized bedrooms. The impressive principal suite includes a dressing area and a sleek en-suite shower room. The second bedroom also benefits from its own en-suite, while the remaining bedrooms are served by a stylish family bathroom. The wraparound garden is a true highlight, offering a large expanse of lawn and a generous patio area perfect for summer gatherings. With excellent levels of privacy and seclusion, it provides a peaceful retreat to enjoy throughout the year. This is a wonderful opportunity to secure a much-loved home in a picturesque village setting. Early viewing is highly recommended.

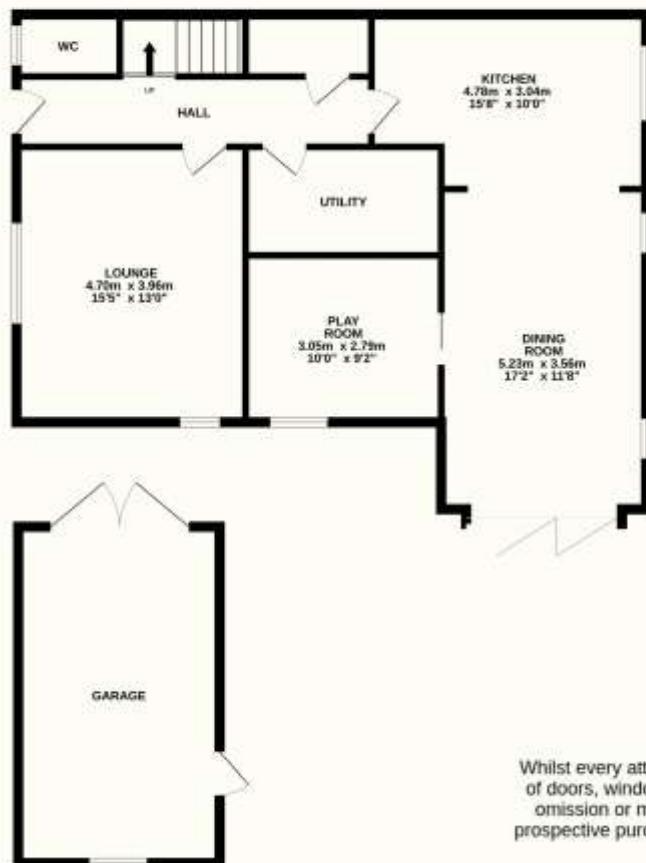
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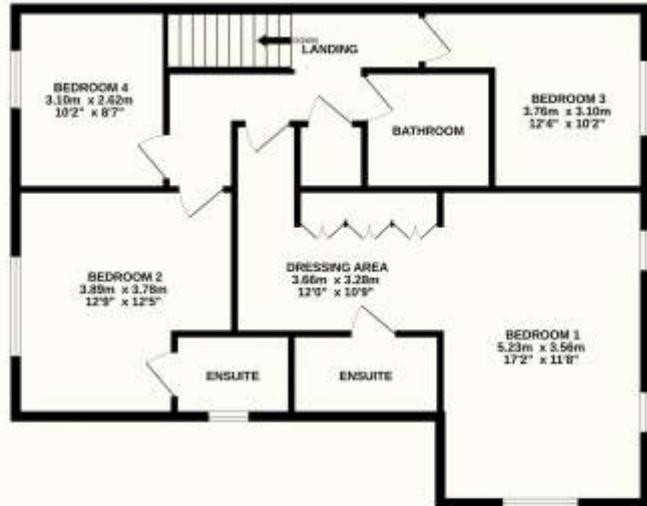




GROUND FLOOR  
84.0 sq.m. (905 sq.ft.) approx.



1ST FLOOR  
83.4 sq.m. (897 sq.ft.) approx.



TOTAL FLOOR AREA : 188.0 sq.m. (2023 sq.ft.) 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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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.