

MIDDLE COTTAGE, SOUTH STREET

EAST HOATHLY, LEWES - £345,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

Middle Cottage, 14 South Street,
East Hoathly, Lewes BN8 6DS

Sitting Room - Dining Area - Kitchen - First Floor Landing - Two Bedrooms - Shower Room - Rear Garden - Workshop/Garage & Covered Area

A charming two bedroom centre terrace cottage situated in this highly sought-after Sussex village and benefiting from NO ONWARD CHAIN. Internally this pretty village home offers a sitting room with wood burning stove, dining area and kitchen with access to an attractive rear garden and with two bedrooms and a modern shower room on the first floor. Further benefits include a rear workshop/garage and and covered carport for small vehicle. VIEWING RECOMMENDED.

uPVC double glazed Georgian-style front door with inset leaded light stained glass panel into:

SITTING ROOM:
uPVC double glazed window to front. Exposed ceiling beams. Brick built fireplace with timber bressumer beam and fitted wood burning stove. Wall mounted electric storage heater with timber surround. Wide opening with beam into:

DINING AREA:
uPVC double glazed patio door to rear garden. Useful understairs storage cupboards. Exposed ceiling beams. Wide opening into:

KITCHEN:
uPVC double glazed window to rear and door to garden. Fitted with a range of matching timber units with inset stainless steel sink and drainer with mixer tap over. Timber effect roll top work surfaces. Inset four ring electric 'Smeg' hob with extractor hood over. Stainless steel brush fronted 'Stoves' oven with further storage aside. Ceramic tiled flooring. Localised tiling.







FIRST FLOOR LANDING:
Timber doors with ornate handles to:

BEDROOM:
uPVC double glazed window to front. Wall mounted electric storage heater. Range of fitted wardrobe cupboards with linen storage over to one wall. Exposed beam.

BEDROOM:
uPVC double glazed window to rear with outlook over the garden. Wall mounted electric storage heater.

SHOWER ROOM:
uPVC obscured double glazed window to rear. Fitted with a white suite comprising low-level WC & pedestal wash basin. Large walk-in shower cubicle with 'Mira Sprint' unit within. Ladder style chrome effect heated towel rail. Timber effect vinyl flooring. Airing cupboard housing pre-sealed hot water tank with electric immersion and linen storage over. Extractor fan.

OUTSIDE:
The FRONT enjoys a timber gate with hedging aside giving access to the main front door. To the REAR is a sweet cottage garden with paved patio terrace with flagstone steps up to a further seating area and area of lawn being fence enclosed. Access to a covered carport with adjoining workshop/garage to the rear.

SITUATION:
The property is situated in the heart of this desirable quintessential Sussex village with its local village store, Inn, cafe and hairdressers as well as primary school and church. The larger towns of Uckfield and Lewes are approximately 5 and 9 miles distant each with mainline railway stations and an array of shopping, schooling and leisure facilities. The South Coast at Eastbourne is 15 miles to the south on the A22 which bypasses the village.







VIEWING:
By telephone appointment to Wood & Pilcher on 01435 862211.

TENURE:
Freehold

COUNCIL TAX BAND:
C

ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Electricity & Drainage.
Heating - Electric

AGENTS NOTE:
We understand that the first floor is of timber construction and any interested party should check with their lender that this fits their lending criteria.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

WOOD & PILCHER
Sales, Lettings, Land & New Homes

27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211
Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

