

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Trug Close, East Hoathly, BN8 6AF

- ▼ Two Double Bedrooms
- ▼ Allocated Parking
- ▼ Sunny Garden
- ▼ Lounge/Diner
- ▼ Modern Kitchen
- ▼ Village Location



**EPC RATING**

Current:

75 | C

Potential:

89 | B

**Guide Price:**

**£335,000 - £350,000**



## Trug Close, East Hoathly, BN8 6AF

This charming 2-bedroom end-of-terrace house is located in a peaceful, sought-after area of East Hoathly, offering a perfect blend of comfort and convenience. The property benefits from allocated parking which can be accessed via the garden and a welcoming entrance hall with a convenient downstairs WC. The kitchen is well-equipped with space for appliances, ideal for those who enjoy cooking and entertaining. The bright lounge/diner provides a spacious area for relaxation, featuring a large understairs cupboard for extra storage, and double doors that open out onto the sunny garden, perfect for outdoor enjoyment. Upstairs, you'll find two generous double bedrooms, both offering plenty of space and natural light, as well as a family bathroom. Additionally, there is a loft hatch offering potential to extend (subject to planning permission). The garden is a lovely size, mostly laid to lawn, providing a great outdoor space to enjoy and a perfect spot for gardening or alfresco dining. This home is a fantastic opportunity for anyone looking for a peaceful, yet well-connected location with room to grow.

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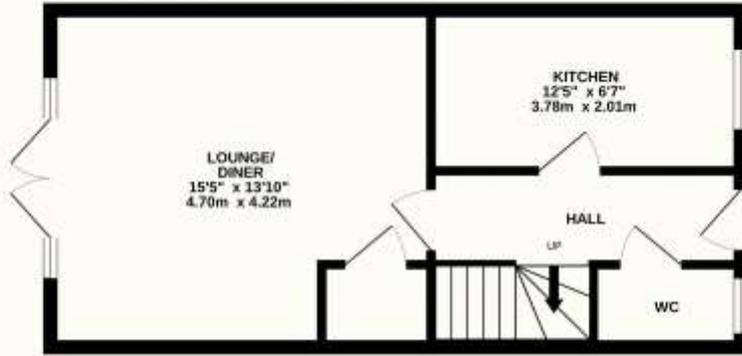
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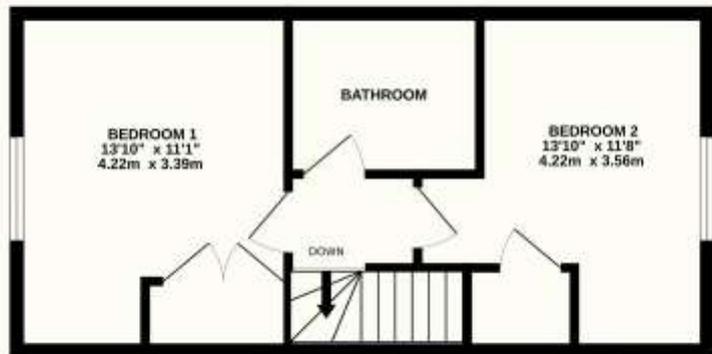


GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

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1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) 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: C

MAINTENANCE/SERVICE CHARGE: £205.46 every 6 months

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