

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**

**£600,000**

**Freehold**

4x  2x  2x 

Nightingales, East Hoathly, East Sussex,

BN8

**cubitt & west**  
Helping you move forwards



## Main features

- Impressive, extended family home
- Set in idyllic village, with post office, primary school & pub
- Large private rear garden with detached double garage
- Spacious open-plan kitchen/family room overlooking garden
- Utility room & study
- Offered with no onward chain

## Accommodation

### GROUND FLOOR

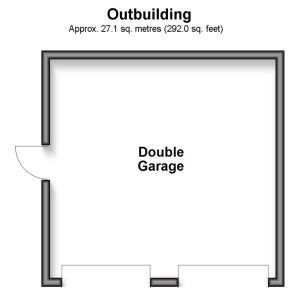
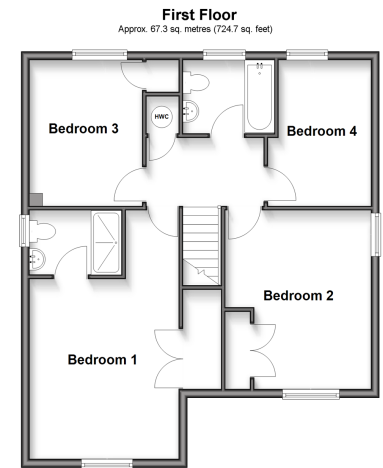
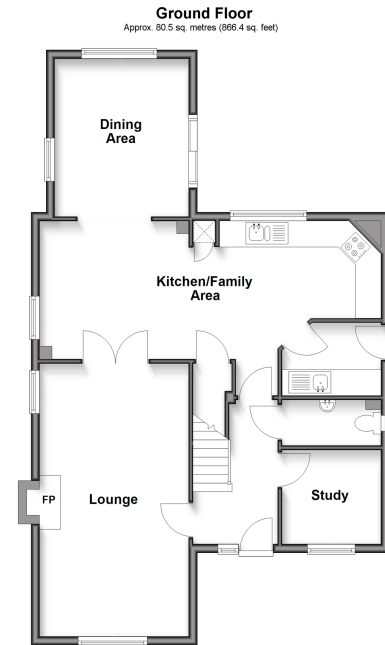
Hallway  
 Cloakroom  
 Study: 7'8 x 7'2 (2.34m x 2.19m)  
 Lounge: 20'8 x 11'9 (6.30m x 3.58m)  
 Kitchen/Family Area: 26'9 x 10'11 (8.16m x 3.33m)  
 Utility Room  
 Dining Area: 11'11 x 10'3 (3.63m x 3.13m)

### FIRST FLOOR

Landing  
 Bedroom 1: 18'10 x 11'11 (5.74m x 3.63m)  
 Ensuite Shower Room  
 Bedroom 2: 13'6 x 11'4 (4.12m x 3.46m)  
 Bedroom 3: 11'0 x 9'0 (3.36m x 2.75m)  
 Bedroom 4: 11'0 x 8'0 (3.36m x 2.44m)  
 Bathroom

### OUTSIDE

Front & Rear Gardens  
 Double Garage & Driveway



**Unable to display material information. Please check with the branch for material information details for this property**

