



**OVER 60?**

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

**Guide Price**

**£725,000**

**Freehold**

4x  1x  2x 

**Gallipot Hill, Upper  
Hartfield, Hartfield, East  
Sussex, TN7**

**cubitt&west**  
Helping you move forwards





## Main features

- Detached family house
- Stunning countryside location with views over farm land
- Home office/study overlooking garden
- Reception rooms offer lots of family and entertaining space
- Really beautiful mature rear garden

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen: 16'4 x 7'6 (4.98m x 2.29m)  
Dining Room: 12'9 x 12'0 (3.89m x 3.66m)  
Lounge: 13'7 x 12'1 (4.14m x 3.69m)  
Office/Guest Room: 14'6 x 6'10 (4.42m x 2.08m)

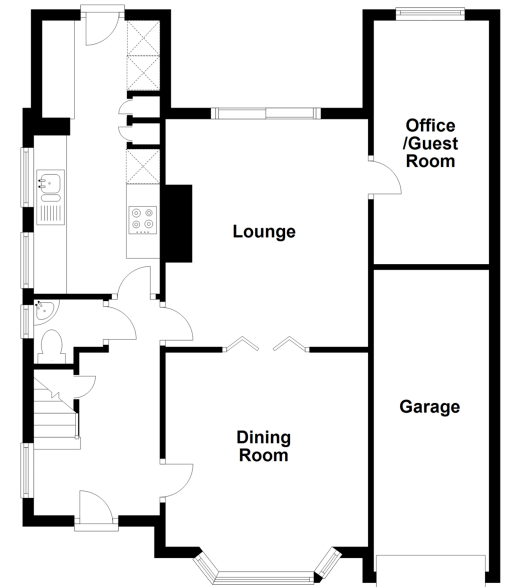
### FIRST FLOOR

Landing  
Bedroom 1: 12'2 x 9'10 (3.71m x 3.00m)  
Bedroom 2: 18'11 x 7'2 (5.77m x 2.19m)  
Bedroom 3: 13'9 x 12'1 (4.19m x 3.69m)  
Bedroom 4: 7'7 x 7'6 (2.31m x 2.29m)  
Family Bathroom

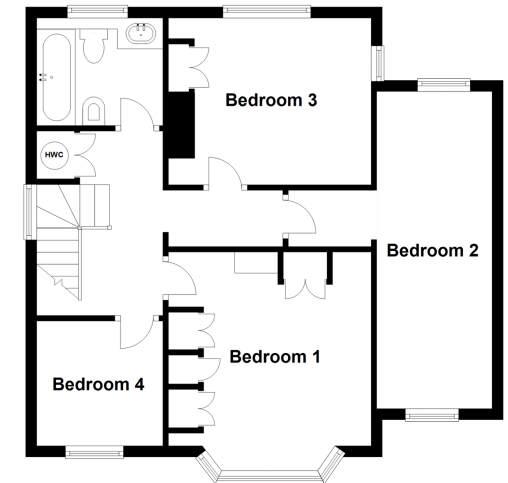
### OUTSIDE

Front & Rear Garden  
Driveway Parking  
Garage

**Ground Floor**  
Approx. 72.4 sq. metres (779.0 sq. feet)

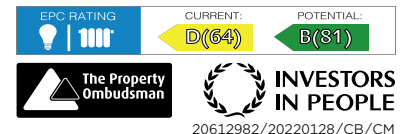


**First Floor**  
Approx. 61.0 sq. metres (656.6 sq. feet)



**Call East Grinstead - 01342 314324 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



20612982/20220128/CB/CM