



Guide Price
£725,000

Freehold

4x  1x  2x 

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

OVER 60?

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

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)

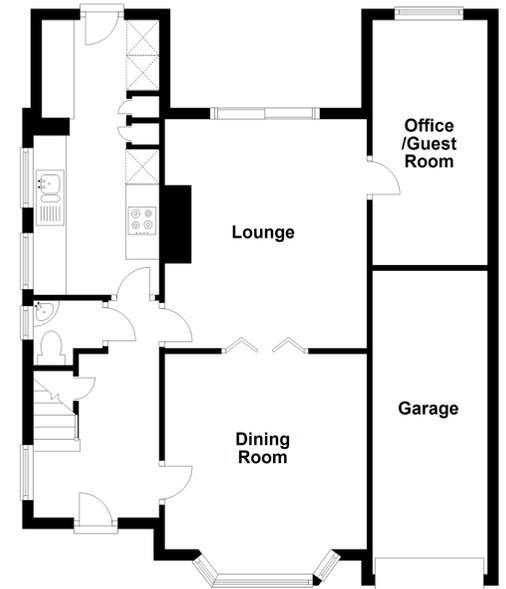
FIRST FLOOR

- 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

- 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.



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