

OVER 60?

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



Price

£639,950

Freehold

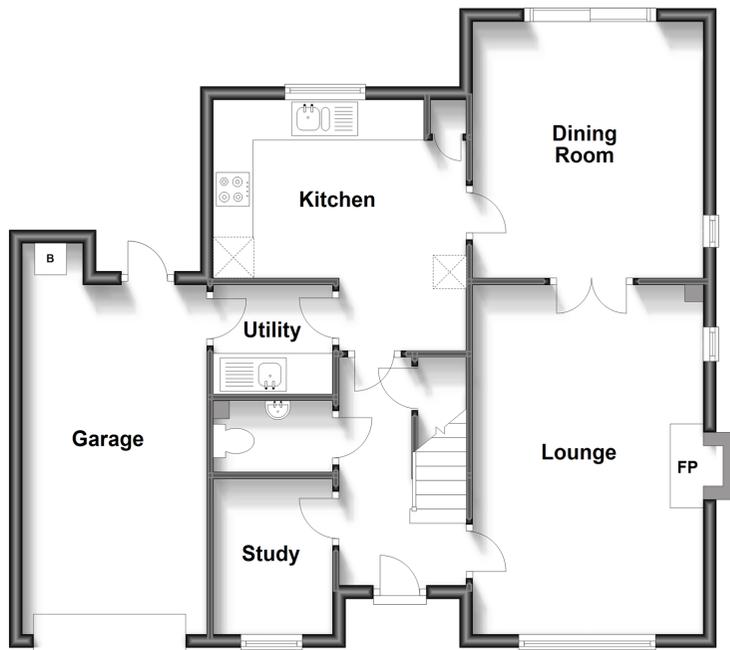
4x  2x  2x 

Nightingales, East Hoathly, BN8

cubitt & west
Helping you move forwards

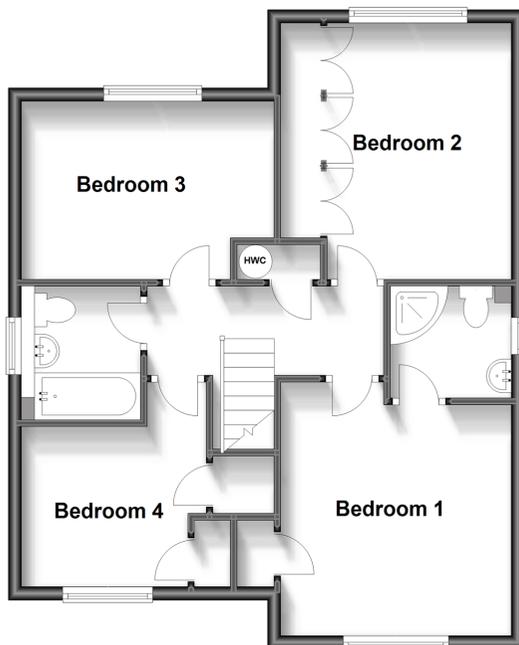
Ground Floor

Approx. 77.2 sq. metres (830.8 sq. feet)



First Floor

Approx. 60.2 sq. metres (648.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 17'3 x 11'6 (5.26m x 3.51m)

Study: 7'9 x 7'7 (2.36m x 2.31m)

Dining Room: 12'6 x 11'7 (3.81m x 3.53m)

Kitchen: 17'6 x 12'6 (5.34m x 3.81m)

Utility Room

FIRST FLOOR

Landing

Bedroom 1: 11'10 x 11'6 (3.61m x 3.51m)

Ensuite Shower Room

Bedroom 2: 12'7 x 9'7 (3.84m x 2.92m)

Bedroom 3: 12'6 x 8'8 (3.81m x 2.64m)

Bedroom 4: 9'2 x 8'0 (2.80m x 2.44m)

Bathroom

OUTSIDE

Front & Rear Garden

Garage & Driveway



Main features

- Modern and attractive family home
- Delightful garden with lawn & colourful raised beds
- Pleasant position overlooking green
- Near to woodland walks & allotments
- Ensuite to principle bedroom, utility, plus downstairs study



Nearest Schools

Primary Schools: East Hoathly CofE Primary 0.1 miles, Laughton Community Primary 3.6 miles, Chiddingly Primary 4.1 miles
Secondary Schools: St Bede's School 5.7 miles, Ringmer Community College 5.8 miles, St Mary's School 5.8 miles



Transport Information

Train Stations: Uckfield 3.9 miles, Buxted 4.6 miles, Cooksbridge 7.4 miles



Address

Nightingales, East Hoathly, BN8



Directions

For directions to this property please contact us.



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Call Uckfield Branch 01825 768915 ■ 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.

EPC RATING

CURRENT: C(74) POTENTIAL: B(85)

22823968/20230823/JL/RSE