



**Price**  
**£375,000**

**Freehold**

2x  1x  1x 

**South Street, East  
Hoathly, East Sussex,  
BN8**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Beautiful Victorian cottage in a popular village
- Stunning large rear garden with outbuilding. Off-road parking
- Potential to add garage (subject to planning permission)
- Central location, close to post office, pub & shops
- Offered with no onward chain

## Accommodation

### GROUND FLOOR

Porch

Lounge/Dining Room: 22'0 x 17'7 (6.71m x 5.36m)

Kitchen: 9'6 x 8'11 (2.90m x 2.72m)

Utility Room: 9'5 x 4'6 (2.87m x 1.37m)

Garden Room: 16'4 x 5'4 (4.98m x 1.63m)

### FIRST FLOOR

Landing

Bedroom 1: 10'11 x 10'5 (3.33m x 3.18m)

Bathroom

### SECOND FLOOR

Bedroom 2: 12'2 x 10'11 (3.71m x 3.33m)

### OUTSIDE

Front & Rear Gardens

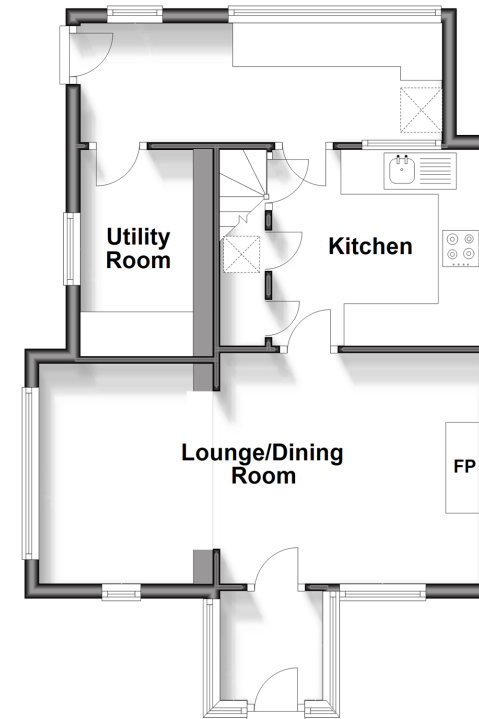
Off-Road Parking

**Call Uckfield - 01825 768915 ■ [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.

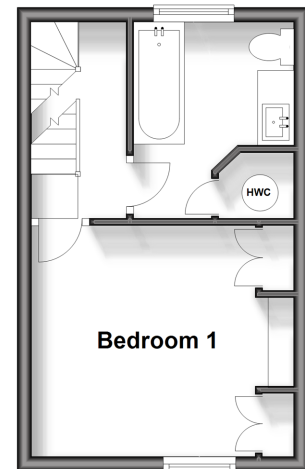
### Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



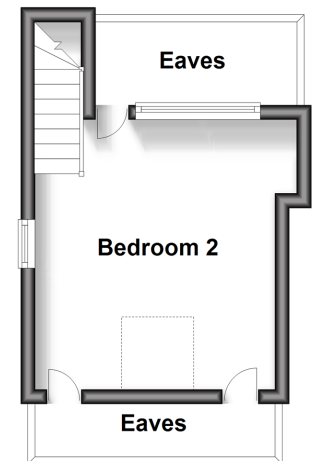
### First Floor

Approx. 21.6 sq. metres (233.0 sq. feet)



### Second Floor

Approx. 13.5 sq. metres (145.2 sq. feet)



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