

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Carpenters Croft, East Hoathly, BN8 6DL

- ▼ Extended End Of Terrace
- ▼ 1 Double Bedroom
- ▼ Open-Plan Living
- ▼ Kitchen/Diner, Lounge
- ▼ W/C, Family Bathroom
- ▼ Rear Garden, Parking



EPC RATING

Current:
48 | E

Potential:
87 | B

Guide Price:
£270,000 - £280,000



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Tucked away in a peaceful private drive within the desirable village of East Hoathly, this beautifully presented and thoughtfully extended 1-bedroom end of terrace house offers a perfect blend of modern living and village charm. Ideally located within walking distance of local amenities, a well-regarded primary school, a popular village pub, public transport links, and a network of scenic countryside walks, this home is perfectly positioned for convenience and lifestyle. The ground floor accommodation begins with an entrance hall and a useful downstairs W/C, leading into a stunning open-plan living space. The modern kitchen is fitted with an excellent range of cupboards and drawers, seamlessly flowing into a generous dining area and bright, inviting lounge. The rear of the property is a real highlight, featuring a vaulted ceiling with Velux windows and full-width bi-fold doors that flood the space with natural light and create a superb indoor-outdoor connection. Upstairs, the first-floor landing provides access to a built-in storage cupboard and a stylish family bathroom complete with both a bath and a separate shower. To the rear, the well-proportioned double bedroom features fitted wardrobes and enjoys a peaceful outlook over the garden. The low-maintenance rear garden is a private, south-facing haven, thoughtfully landscaped with paving and decking—ideal for al fresco dining and entertaining during the warmer months. The property also benefits from an allocated parking space conveniently located to the side of the garden, within the residents' private close. Whether you're a first-time buyer, downsizer, or investor, this unique and charming home offers a rare opportunity to enjoy modern comforts in a tranquil village setting.

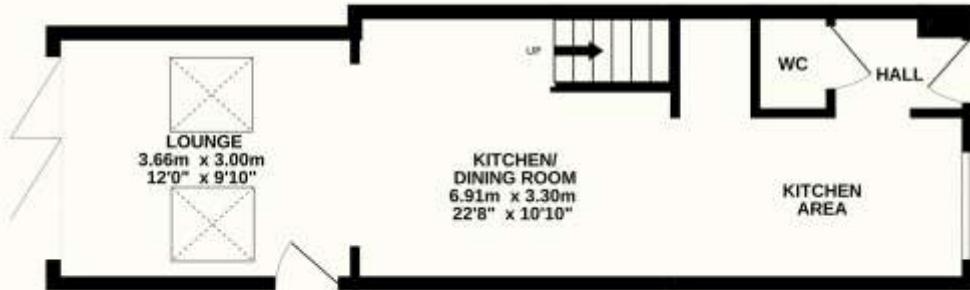
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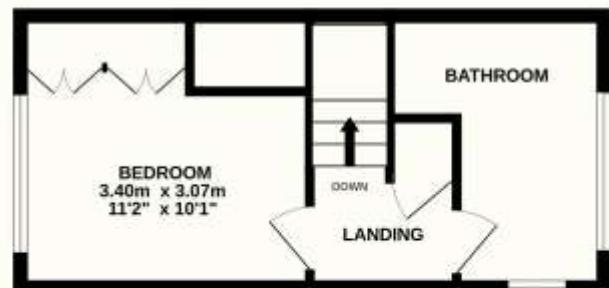




GROUND FLOOR
35.7 sq.m. (385 sq.ft.) approx.



1ST FLOOR
23.4 sq.m. (251 sq.ft.) approx.



TOTAL FLOOR AREA : 59.1 sq.m. (636 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: B

MAINTENANCE/SERVICE CHARGE: £450 per year

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Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.