



Chelsea Cottage Ailies Lane, East Hoathly

Lewes

Guide Price **£595,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

Chelsea Cottage Allies Lane

East Hoathly, Lewes

A beautifully finished 3 bedroom, 2 bath/shower room mews house enviably positioned in this highly sought-after community boasting access to approximately 2 acres of communal woodland in this quiet and peaceful rural setting.

Originally built in 1922 as cottages for soldiers in World War One, The Quadrangle is a small collection of cottages surrounded by woodland on Allies Lane. The property benefits from, in brief, on the ground floor; a Neptune kitchen diner with Everhot Range, an oak larder and granite worktops, a useful utility room with a downstairs WC, a living room with a log burning stove and double doors opening onto the communal green. **Each room features original mullioned windows and wooden flooring.**

Council Tax band: TBD

Tenure: Freehold

- 3 bedroom cottage
- 2 bath/shower rooms
- Quiet rural position
- Approximately 2 acres of communal woodland
- Additional outbuilding and land
- Approximately 1 mile to village centre

EPC-D

£30/month covers services, wastewater, and grounds maintenance for all 11 properties via Klargister.





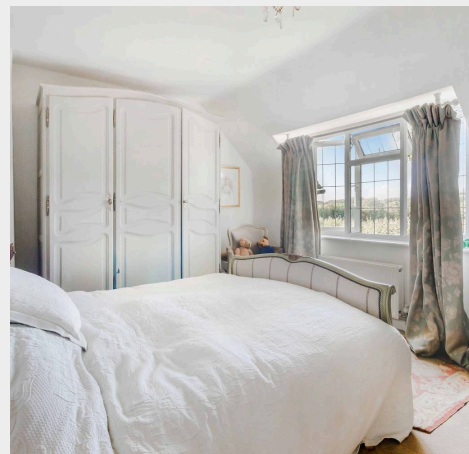
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East Hoathly, Lewes

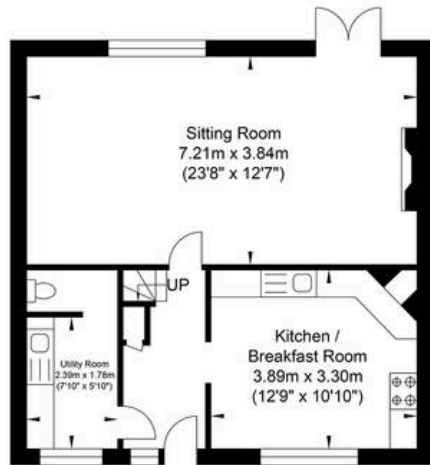
From the entrance hall a staircase rises to the first floor, offering; a main bedroom with an en-suite bathroom, two further double bedrooms and a family shower room. spacious attic with generous headroom, offering excellent potential to be converted into an additional bedroom, STPP.

Outside the private rear garden has been thoughtfully landscaped to provide a pretty low maintenance relaxing area with a summerhouse which has electricity. A timber outbuilding can be found nearby along with an additional area of land owned by the property as well as a share of 2 acres of communal woodland along with unrestricted access. A large timber shed, features two entrances and windows, making it ideal for use as a studio or home office. It also benefits from additional outdoor space to the rear.

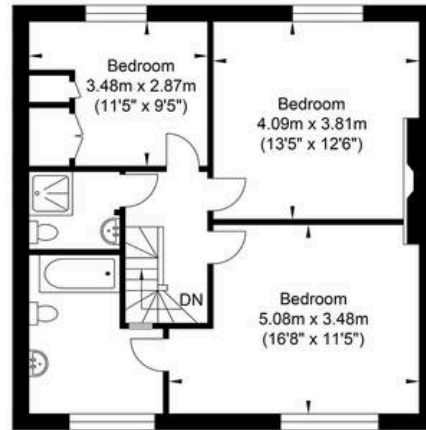
The location is surrounded by areas of outstanding natural beauty and the 6,500 acre Ashdown Forest is also within a short driving distance. The coastal resorts of Brighton and Eastbourne are also conveniently placed as are the A/M23 motorway networks.



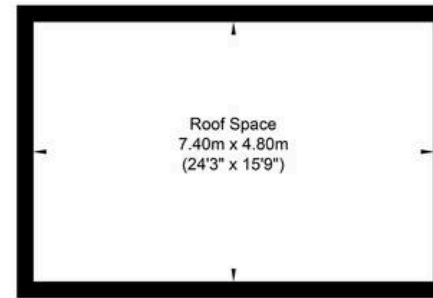
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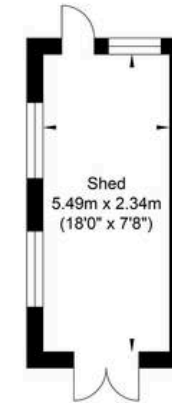
Ground Floor
Approximate Floor Area
570.48 sq ft
(53.0 sq m)



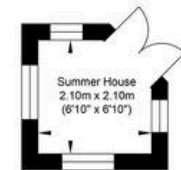
First Floor
Approximate Floor Area
570.48 sq ft
(53.0 sq m)



Roof Space
Approximate Floor Area
382.33 sq ft
(35.52 sq m)



Shed
Approximate Floor Area
138.31 sq ft
(12.85 sq m)



Summer House
Approximate Floor Area
43.05 sq ft
(4.0 sq m)



Approximate Gross Internal Area (Excluding Roof Space, Shed, Summer House= 106.0 sq m / 1140.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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