



7 Nightingales, East Hoathly, East Sussex, BN8 6DN

£595,000

**MANSELL  
McTAGGART**  
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# 7 Nightingales

East Hoathly

- Situated in a sought after village location
- Principle bedroom with En suite
- Double attached garage with parking for two cars
- Benefitting from a spacious corner plot
- Utility room | Cloakroom
- An exceptional four double bedroom two bath/shower room detached modern home
- Beautifully fitted kitchen with utility room
- Dining room with double doors opening to the rear garden
- Spacious rear garden with outbuilding
- Timber summer house

A most attractive four bedroom two bathroom detached family home occupying a pleasant corner plot with a generous rear garden and attached double garage. Situated in this highly sought-after village within a short walk from the local amenities.

7 Nightingales is entered via a central hallway with a downstairs cloakroom found nearby and a separate study. There is an impressive sitting room, featuring a bay window and electric fireplace. Flowing seamlessly into the double aspect dining room filled with natural light and double doors leading to the rear garden. The kitchen has been beautifully fitted with a matching range of units, ample work surfaces and integrated appliances. The utility room is accessed nearby with direct access to the garage





## 7 Nightingales

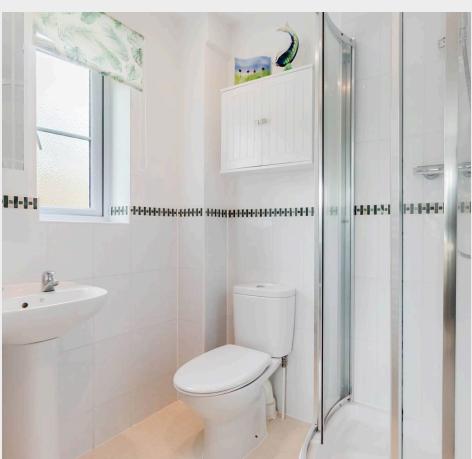
East Hoathly

From the entrance hall a staircase rises to the first floor, offering; a principle bedroom with an ensuite shower room, two further double bedrooms, both benefitting from fitted wardrobes a contemporary family bathroom with shower above the bath and a single bedroom/study.

Outside, the property occupies an attractive corner plot with gardens extending to the side and rear. The rear garden is mainly laid to lawn and complemented by established shrub beds, a timber summer house can be found from the seating terrace, a separate garden shed, while the front offers a driveway and parking for two cars and access to the attached double garage.

Council Tax band: F

Tenure: Freehold



# Nightingales, East Hoathly, Lewes, BN8

Approximate Gross Internal Area = 1682 sq ft / 156.3 sq m

Outbuildings = 132 sq ft / 12.3 sq m

Total = 1814 sq ft / 168.6 sq m

(Including Double Garage)

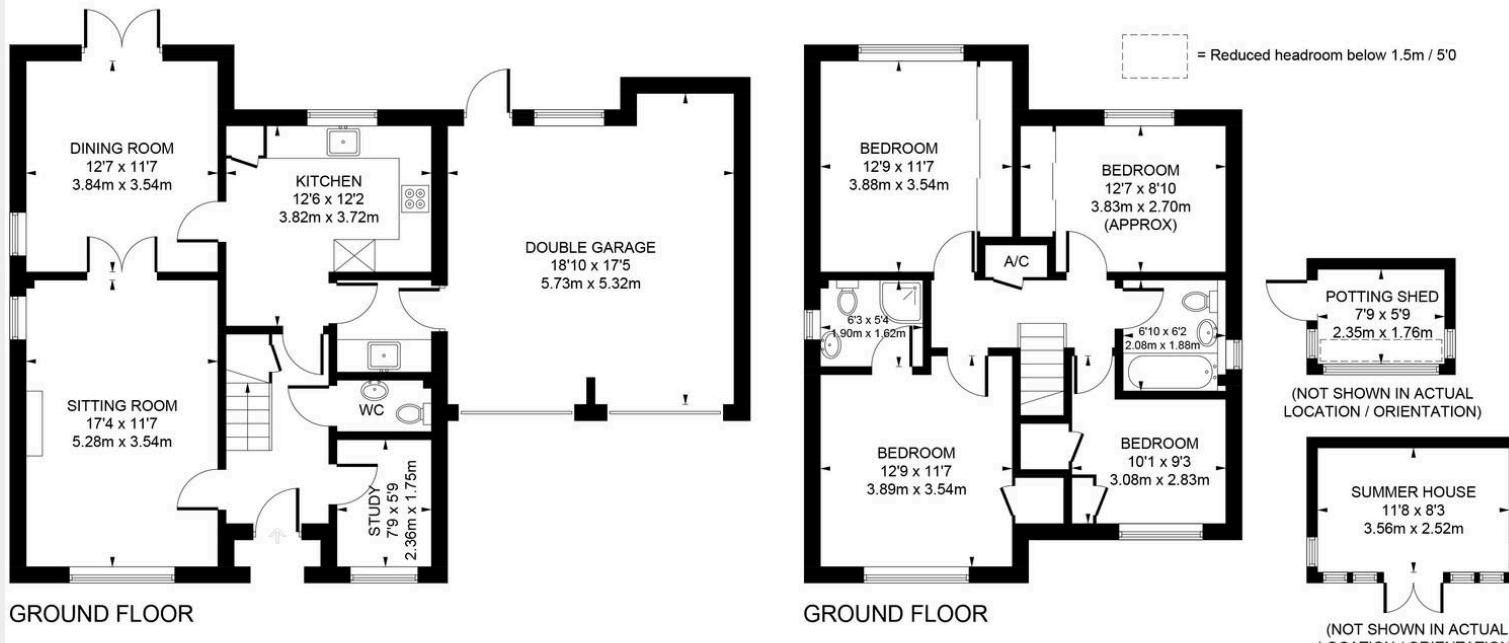


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