



OAKFIELD



Rectory Close, East Hoathly, BN8 6EG

Price Guide £360,000





## Rectory Close, East Hoathly, BN8 6EG

Guide Price £360,000 - £380,000 Nestled in a quiet close in the highly sought-after village of East Hoathly, this extended and attractively presented terraced home offers stylish, modern living in a charming countryside setting.

The property has been renovated to an exceptional standard throughout. Upon entering via the porch, you're welcomed into a bright and spacious entrance hall that leads seamlessly into a generously proportioned, light-filled lounge.

This inviting living space flows partially open-plan into a dedicated dining area, which in turn leads to a stunning kitchen/breakfast room — ideal for both everyday living and entertaining.

Upstairs, the first floor hosts three well-balanced bedrooms, all beautifully presented and served by a sleek, contemporary family bathroom.

To the rear, the private garden is mainly laid to lawn, bordered by mature plants and shrubs.

A pathway leads to a peaceful patio seating area, perfect for al fresco dining or relaxing in the sun. The garden enjoys a high degree of privacy, making it a true outdoor retreat.

To the front, the property benefits from a delightful outlook across a green adorned with crab apple trees, further enhancing the tranquil village feel. The property also features a garage.

This is a fantastic opportunity to secure a turn-key family home in a picturesque and well-connected village location.







### Kitchen/Breakfast Room

19'1 x 14'11 (5.82m x 4.55m)

### Dining Room

10'2 x 8'5 (3.10m x 2.57m)

### Sitting Room

14'7 x 13'6 (4.45m x 4.11m)

### Bedroom

12'4 x 10'6 (3.76m x 3.20m)



### Bedroom

10'4 x 10'1 (3.15m x 3.07m)

### Bedroom

9'1 x 6'3 (2.77m x 1.91m)

**Council Tax Band - D £2.608 per annum**





Floor Plan



Viewing

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

