



2a Church Marks Lane, East Hoathly

Lewes

Guide Price £140,000



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East Hoathly, Lewes

Well presented ground floor one bedroom apartment in a sought after village, with spacious lounge, modern kitchen and bathroom, ample storage, private garden, and no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well presented ground floor apartment
- Double sized bedroom overlooking garden
- Spacious lounge/diner with electric fire
- Contemporary bathroom with shower over
- Wrap around private garden
- Fitted kitchen with space for freestanding appliances
- Ample storage cupboards
- Located in a highly sought after village
- No onward chain



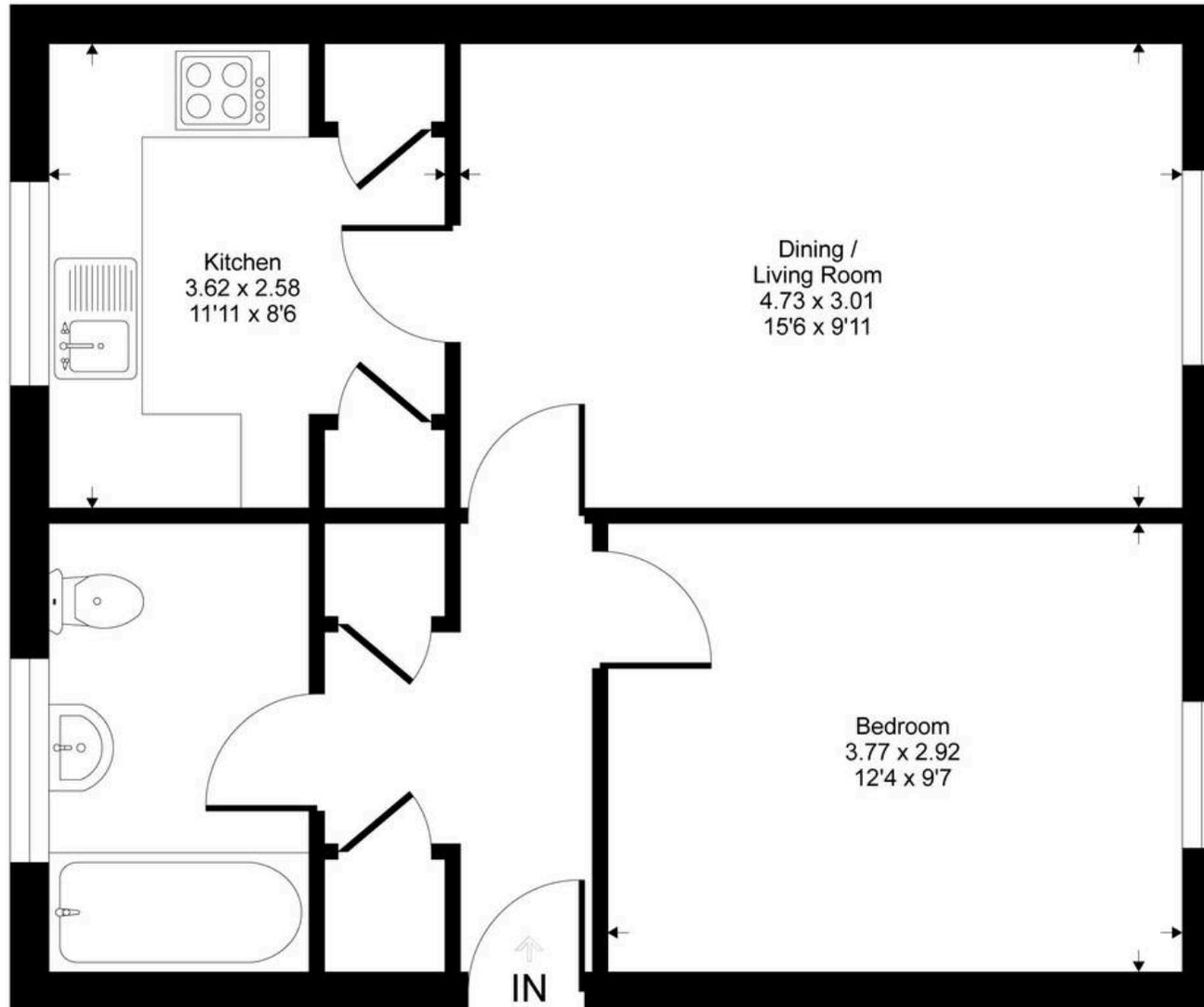
This well presented one bedroom ground floor apartment offers an exceptional opportunity to acquire a stylish and comfortable home in a highly sought after village location, ideal for first time buyers, downsizers, or those seeking a peaceful retreat with excellent local amenities. Upon entering the property, you are greeted by a spacious entrance hall with ample storage cupboards, providing practical solutions for coats, shoes, and household items. The generous lounge/diner is flooded with natural light and features an attractive electric fire, creating a warm and welcoming atmosphere that is perfect for relaxing evenings or entertaining guests. The contemporary fitted kitchen is thoughtfully designed with a range of base and wall units, providing excellent storage and ample worktop space, as well as room for freestanding appliances, making it both functional and inviting for those who enjoy cooking. The double sized bedroom overlooks the garden, offering a peaceful and private outlook, and benefits from plenty of space for bedroom furnishings and additional storage if required. The modern bathroom is finished to a high standard, featuring a white suite with a shower over the bath, stylish tiling, and chrome fittings, ensuring comfort and convenience for daily living. Throughout the apartment, neutral decor and quality flooring create a fresh and contemporary feel, ready for the new owner to move straight in and add their personal touch. The property also boasts a number of storage cupboards, ensuring that you have plenty of space to keep your belongings organised and out of sight. Situated in a popular and well established residential area, the apartment is conveniently located for local shops, cafes, and public transport links, making it easy to access nearby towns and the surrounding countryside. The village itself is renowned for its friendly community atmosphere and excellent amenities, including schools, medical facilities, and leisure options, making this a superb choice for those seeking a balanced lifestyle. Offered with no onward chain, this property provides a straightforward and hassle free purchase process, allowing you to move in and start enjoying your new home without delay. Whether you are looking for a low maintenance base in a desirable location, a secure investment, or a comfortable home to enjoy for years to come, this delightful apartment ticks all the boxes.





Church Marks Lane, BN8

Approximate Gross Internal Area = 44.8 sq m / 483 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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