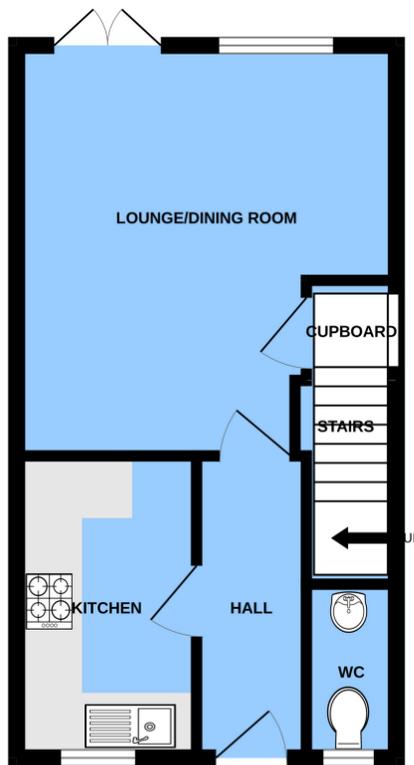
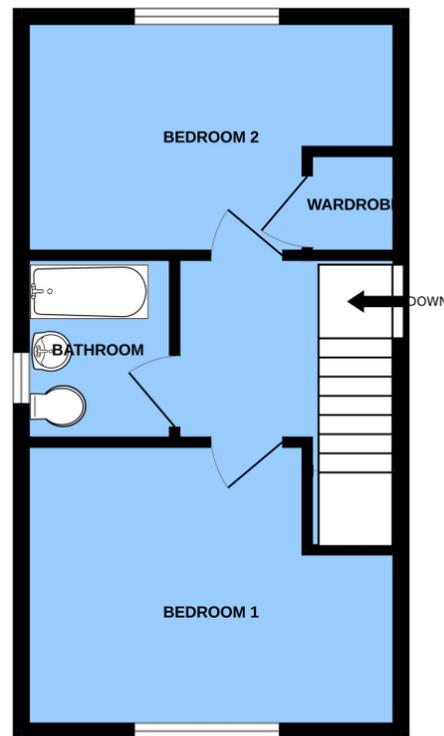


GROUND FLOOR



1ST FLOOR



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. Made with Metropix ©2025



15 Trug Close, East Hoathly, East Sussex BN8 6AF

price guide: £300,000 - £325,000

freehold

PRICE GUIDE: £300,000 - £325,000 Set in a popular residential location just a short stroll from the centre of the village is this well maintained two bedroom semi-detached house which benefits from off-road parking, an enclosed garden and single garage.

Semi-Detached House
Garage

2 Bedrooms
Enclosed Garden

Living/Dining Room
Chain Free

Kitchen with fitted appliances

Description

This attractive semi-detached modern two bedroom property presents brick elevations below a tiled roof with timber double glazing and oil central heating. The property is situated in a popular residential location within a short stroll from the centre of the popular village and viewing is highly recommended. Inside the accommodation is arranged around a reception hall into a kitchen with integrated appliances and a large living room with double doors out into the garden, together with a downstairs cloakroom. There are two double bedrooms and a bathroom to the first floor. In addition to the block paved driveway is a large single garage. The garden is enclosed.

Please note: Certain images used in these particulars have been virtually staged using Artificial Intelligence (AI) to illustrate the property's potential. These images are for illustrative purposes only and do not represent the current, actual condition or furnishings of the property.

Directions

From the centre of the village proceed south turning left into Juziers Drive which leads into Trug Close. What3Words:///passage.nodded.reseller

THE ACCOMMODATION

With approximate room dimensions comprises entrance porch with panelled and glazed door to

RECEPTION HALL

10' 6" x 6' 9" (3.20m x 2.06m) With stairs rising to first floor landing, wood flooring, multi paned glazed door opening to

LIVING ROOM/DINING ROOM

15' 5" x 13' 1" (4.70m x 3.99m) max, including a large under stairs storage cupboard which houses the fuse board, window and double doors opening onto the patio and garden.

KITCHEN

10' 6" x 6' 3" (3.20m x 1.91m) Window to front, tiled floor, recessed lighting and fitted with a range of modern base and wall mounted kitchen cabinets including cupboards and drawers with integrated fridge/freezer, dishwasher and washer dryer. There is a working surface that incorporates a four ring ceramic hob with electric cooker below and extractor fan above and a one and a half bowl stainless steel sink with mixer tap and drainer.

CLOAKROOM

6' 0" x 2' 9" (1.83m x 0.84m) Window to front, fitted with a white low level wc and pedestal wash hand basin with mixer tap.

FIRST FLOOR LANDING

With loft access.

BEDROOM

13' 4" x 10' 6" (4.06m x 3.20m) max, with windows to front.

BEDROOM

13' 2" x 9' 7" (4.01m x 2.92m) with window to rear, storage cupboard with slatted shelves.



BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m) Obscured window to side and fitted with a white panelled bath with tiled surround and shower screen, pedestal wash hand basin with mixer tap, shaver point above, wc.



NOTE

The property is liable for a contribution towards The Trug Close and Juziers Drive Management Company to upkeep the communal grounds and unadopted road, approximately £400 per annum.

OUTSIDE

To the front of the property is a paved and slate chipped garden with a block paved driveway that gives access to the garage. A gate leads into the garden which is predominantly decked with a pergola, being fence enclosed.

GARAGE

Up-and-over door, power and light.

COUNCIL TAX

Wealden District Council
Band C £2262.84

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.