



Marks Cottage,  
Kiln Lane,  
Hooe,  
East Sussex,  
TN33 9HE





# Kiln Lane

Set in a quiet and tucked away location off a little used country lane, this immaculate detached three bedroom family home sits amidst established gardens with wonderful views over adjoining countryside. Viewing is highly recommended.

## Features

DETACHED HOME

ESTABLISHED GARDENS

TUCKED AWAY LOCATION

PARKING

3 BEDROOMS

WONDERFUL VIEWS

WORKSHOP

CAR BARN



## Description

This attractive detached house occupies a wonderful location on a little used country lane and viewing is essential to appreciate the stunning views and immaculate accommodation. The property is presented in excellent decorative order with a large kitchen/breakfast room. The dining room has a triple aspect and the living room a dual aspect complete with wood burning stove. To the first floor is a family bathroom and three double bedrooms, the main with an en-suite. All the rooms, except the bathrooms, have views over the gardens. Both the en-suite and family bathroom have been upgraded and the property benefits from oil central heating with radiators throughout, double glazing and upgraded electrics and plumbing. The gardens are a real feature of the property and adjoin open countryside affording wonderful views and a large expanse of lawn with various paved patios and a useful timber shed. To one corner is an established pond and there are raised kitchen planters. In addition the original garage has been sub-divided to provide workshop/store and utility area with space and plumbing for appliances. There is ample parking and the whole is situated in a stunning rural location off a little used country lane yet within close proximity to the beach at Normans Bay with Bexhill and Battle within just a short drive.

## Directions

From Hooe proceed south on the A2095 turning into Kiln Lane. At the S bend, turn left onto the private road where the property will be seen on the left hand side. What3Words:///clipped.lyricist.commuting



## **THE ACCOMMODATION COMPRISES**

COVERED PORCH with oak door through to

### **ENTRANCE HALL**

5' 2" x 2' 10" (1.57m x 0.86m) tiled with part panelled walls

### **LIVING ROOM**

17' 10" x 12' 0" (5.44m x 3.66m) max, a dual aspect room with brick fireplace with inset wood burning stove on tiled hearth.

### **DINING ROOM**

17' 10" x 12' 0" (5.44m x 3.66m) A triple aspect room with double doors to patio, oak flooring and part-exposed brickwork wall.

INNER HALLWAY providing access to the Kitchen and stairs to the first floor landing.

### **WC**

5' 6" x 2' 4" (1.68m x 0.71m) Fitted with a wash hand basin, low level WC.

### **KITCHEN**

17' 10" x 11' 10" (5.44m x 3.61m) A dual aspect room with tiled flooring throughout and fitted with a comprehensive range of base and wall mounted units with integrated washing machine, dishwasher and bin storage. There is space for a large fridge/freezer and an oven range with an extractor fan above. The working surface incorporates a one and a half bowl sink with mixer tap. Separate cupboard.

FIRST FLOOR LANDING with window to front.

### **MASTER BEDROOM**

13' 2" x 12' 3" (4.01m x 3.73m) Enjoying a dual aspect.

### **DRESSING ROOM**

8' 8" x 6' 10" (2.64m x 2.08m) With fitted wardrobes.

### **EN-SUITE**

9' 2" x 5' 8" (2.79m x 1.73m) With window to front, tiled flooring, fitted with a large shower plus hand held shower head, concealed cistern WC with vanity sink unit and heated towel rail.







### **BEDROOM**

15' 2" x 11' 0" (4.62m x 3.35m) Window and cupboard with shelving.

### **BEDROOM**

12' 0" x 11' 0" (3.66m x 3.35m) A dual aspect room with a range of fitted wardrobes and dressing table.

### **FAMILY BATHROOM**

8' 8" x 6' 9" (2.64m x 2.06m) Window to front, fitted with a panelled bath with shower and shower screen, concealed cistern WC, vanity sink unit, heated towel rail.

### **WORKSHOP**

10' 10" x 8' 10" (3.30m x 2.69m) Double hinged doors, power and light.

### **UTILITY AREA**

8' 10" x 6' 9" (2.69m x 2.06m) With tiled floor, fitted with a range of base and wall mounted units, stainless steel sink, boiler and space and plumbing for appliances.

### **OUTSIDE**

The property is approached via a private road that is owned by each of the properties. Marks Cottage is approached via two five barred gates giving access into a graveled area of parking and turning area with access to the car barn. A little further down the driveway is access to the front of the workshop and the utility room.

The gardens are predominantly laid to the side and rear, wrapping around the car barn there are raised kitchen planters and an attractive feature pond with established trees. The garden provides a large expanse of lawn with patio that takes in the stunning views. There is a pergola, log store and Timber Shed 12' 0" x 8' 0" (3.66m x 2.44m)

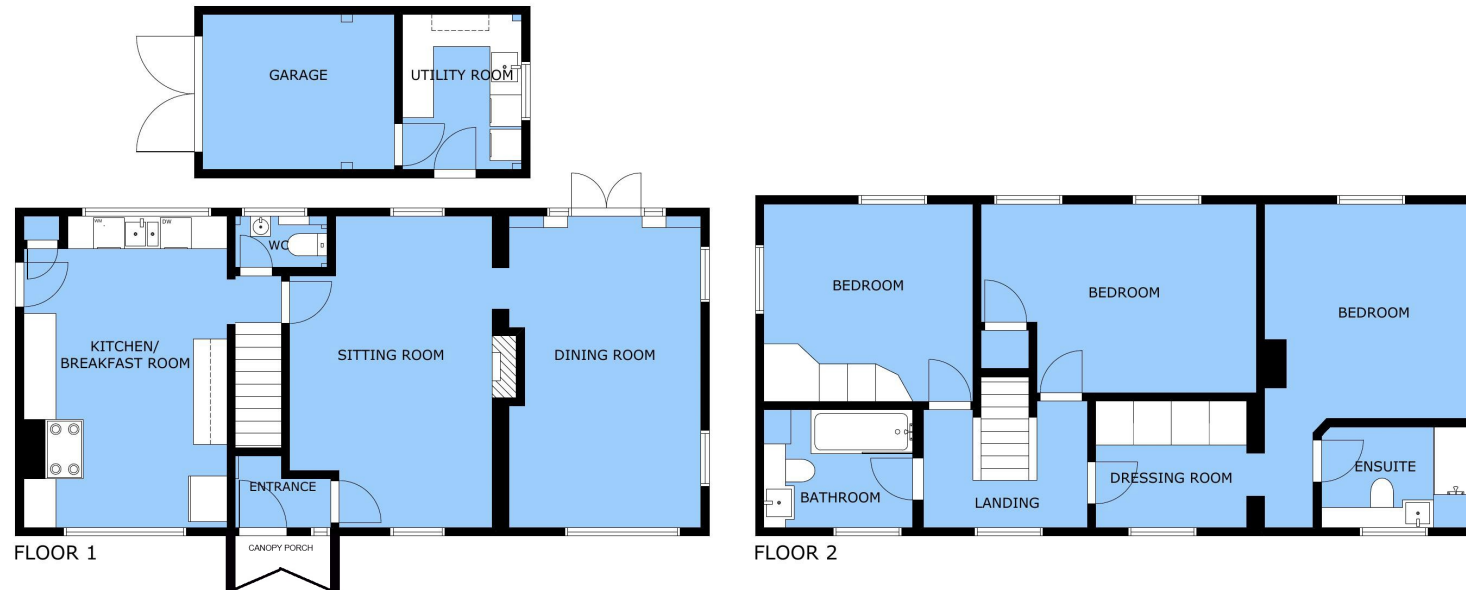
Note: We are advised that the lane is owned by the residents and the septic tank is shared with two other properties, located in next doors garden.

### **CAR BARN**

19' 3" x 17' 8" (5.87m x 5.38m)







GROSS INTERNAL AREA  
 TOTAL: 141 m<sup>2</sup>/1,522 sq ft  
 FLOOR 1: 67 m<sup>2</sup>/726 sq ft, FLOOR 2: 74 m<sup>2</sup>/796 sq ft  
 EXCLUDED AREA: GARAGE: 16 m<sup>2</sup>/170 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

