



The White House, 20 High Street  
East Hoathly, East Sussex

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# The White House, 20 High Street, East Hoathly East Sussex, BN8 6EB

A distinctive Grade II Listed Georgian village residence with mature gardens, driveway and triple garaging, offering an opportunity for modernisation and refurbishment

Uckfield railway station 5 miles (London Bridge 80 minutes), Lewes 8.8 miles, Eastbourne 15 miles, Haywards Heath 17.8 miles, London Gatwick Airport 27.5 miles

Reception hall | Drawing room | Sitting room  
Family room | Conservatory | Kitchen/breakfast room | Covered side porch | Cloakroom  
Principal bedroom | 2 Further bedrooms  
Family bathroom | Shower room | Garages  
Garden stores | Cellar | Potting shed | Gardens  
EPC Rating TBC

## The property

Built in 1830, the appealing architecture and white elevations of The White House create a distinctive presence on the village High Street. Period characteristics include a pleasing symmetry, sash windows, four chimney stacks and a handsome, white columned entrance porch. The reception hallway extends centrally from the front to the rear of the home and gives access into the three versatile reception rooms. Providing a convivial living area, the sitting and family rooms are interconnected, flooded with natural light and offer a route into the bright conservatory. Affording uninterrupted views over the garden, the conservatory features monochrome-tiled flooring and French doors connecting to garden. Across the hallway, an additional reception room offers a fireplace with log-burning stove, and a door which links into the adjoining kitchen. Fitted with base and wall level cabinetry in pastel-blue colour-tone, the kitchen has a recessed stove setting with lintel shelf, whilst a side door provides entry to

a covered porch which extends along the side length of the house. The first floor features three bedrooms, a generous family bathroom, and a separate shower room. The spacious principal bedroom offers views of both the front and rear gardens, and could be divided as it was once two bedrooms.

## Outside

A brick wall, with tall pillars and iron railing inserts, forms the frontage to the High Street, with wrought-iron gates providing access to the side. An area of paving at the entrance portal has planting pockets filled with mature shrubs and perennial plants, with a paved terrace also adjoining the rear of the property providing opportunities for outdoor dining and sitting. Circular steps lead down onto a circle of lawn with a gravelled surrounding extending to a round water feature with brick edging and aquatic planting. There is a garden setting to the side as well as to the rear with mature shrubbery, architectural plants and specimen trees, whilst the adjoining brick-built garages provide flexible-use options.

## Location

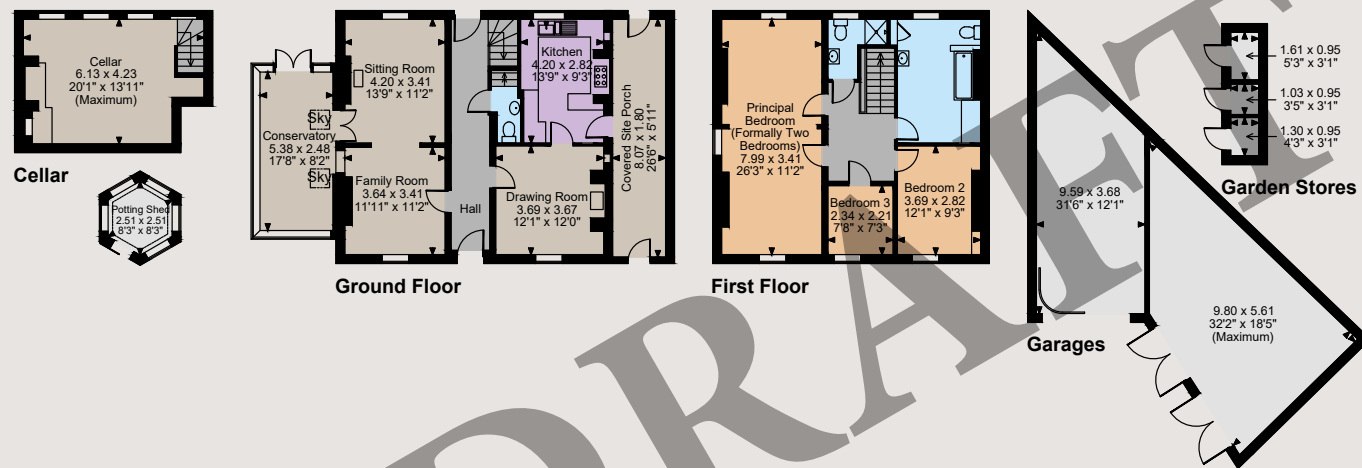
The property is situated in the heart of the village of East Hoathly which offers a shop and Post Office, medical and veterinary centres, a tennis club, popular public house, a parish church and a primary school. Historic Lewes and the seaside resort of Eastbourne are both within easy reach.







Floorplans  
House internal area 2,103 sq ft (195 sq m)  
Garage internal area 710 sq ft (66 sq m)  
Outbuilding internal area 87 sq ft (8 sq m)  
Total internal area 2,900 sq ft (269 sq m)  
For identification purposes only



The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

what3words: ///centrally.patrolled.wiggling

## General

**Local Authority:** Wealden District Council

**Services:** Mains electricity, water and drainage.  
Bottle gas for kitchen cooker.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £995,000

## Lewes

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