



HIGH STREET, ETCHINGHAM, TN19 7AG Guide £315,000 - £325,000



GROUND FLOOR
APPROX. FLOOR
AREA 40.4 SQ.M.
(435 SQ.FT.)

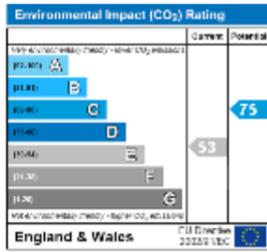
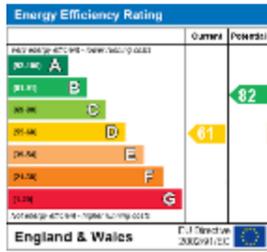
1ST FLOOR
APPROX. FLOOR
AREA 39.6 SQ.M.
(426 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.0 SQ.M. (861 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Immaculate 3 Bedroom Semi-detached House
Kitchen/Dining Room
Large Sitting Room
Cloakroom and Family Bathroom
Gardens
Off-road Parking and Garage
Oil-fired Central Heating
Excellent Location in Village Centre



PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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An immaculate and beautifully maintained semi-detached village house with accommodation comprising, entrance hall, cloakroom, sitting room, kitchen/dining room, 3 bedrooms, family bathroom, off-road parking, single garage, front and rear gardens. The property also benefits from UPVC double glazing and oil-fired central heating.

Council Tax Band D - 2018/2019 £1,936.51

In the village of Etchingam with its range of amenities including a post office and bistro at the station. Etchingam has a main line station which offers services to London (Charing Cross) in just over an hour. The station is 6 minutes walk from the house.

The A21 is about two miles away with easy access to both the coastal town of Hastings and the Spa town of Tunbridge Wells

The area is well served with a range of highly thought of state and private schools for all ages.

Etchingam is rural Sussex village, surrounded by breathtaking countryside.

ENTRANCE HALL UPVC front door to the entrance hall.

CLOAKROOM White suite comprising low level W.C., wall-mounted wash handbasin, heated towel rail, window to the side.

KITCHEN/DINING ROOM 18' x 7'10" Modern white gloss units with granite type worksurfaces over, deep inset bowl with mixer tap, built-in dishwasher, built-in fridge/freezer, built-in double oven, separate hob with extractor over, part-tiled walls, windows to the rear, back door to rear garden.

SITTING ROOM 15'07" x 15' A light and spacious room with large bay window to the front, wood veneer flooring, stairs to the first floor, understairs cupboard with hanging space and housing Worcester oil-fired boiler (2015).

FIRST FLOOR

LANDING Spacious landing with hatch to loft space accessed by ladder, fully shelved linen cupboard, window to the side.

BEDROOM 1 10'04" x 10'01" Fitted double wardrobe with hanging rail and shelf over, window to the front with countryside views.

BEDROOM 2 11' x 8'09" Fitted wardrobe with hanging rail and shelf, window to the rear with views over countryside.

BEDROOM 3 9' x 8' Window to the rear.





FAMILY BATHROOM Modern white suite fitted approx. 1.5 years ago and under warranty, wall-mounted wash handbasin, low level W.C., bath with shower over, heated towel rail, obscure glass window to the front.

FRONT GARDEN Laid to lawn with path and steps to the front door, side access to the front.

REAR GARDEN Paved patio seating area with raised herb garden, mainly laid to lawn, path to the garage accessed via pedestrian door, gate to the rear parking and garage.

PARKING AND GARAGE Single garage with up and over door and parking space in front, one allocated off-road parking space to the front of the house.



