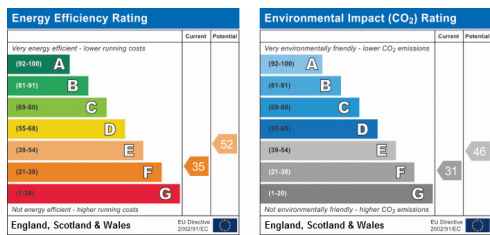




**HIGH STREET, ETCHINGHAM, TN19 7AP, £354,950**



**Character Semi-Detached Cottage  
 3 Bedrooms and 2 Reception Rooms  
 Conservatory  
 Attractive Cottage Gardens with Views  
 Off-Road Parking  
 Close to Mainline Station and Village Shops  
 Walking Distance to New School/Playgroup**

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.  
 Tel: 01435 868020. Fax: 01435 864441. [www.westwoodsestateagents.co.uk](http://www.westwoodsestateagents.co.uk)

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**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their solicitors. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



A very attractive Semi-Detached Cottage, accommodation comprising Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Large Sitting Room with period open fireplace, Conservatory, 3 Bedrooms, Family Bathroom, Front and Rear Gardens, Off-Road Parking, Double Glazing and oil-fired Central Heating. The property has been re-decorated throughout.

The Cottage is found in the heart of this much sought-after Village within easy walking distance of the new school and playgroup and mainline railway station with services to London in just over an hour. Tunbridge Wells is about 12 miles away. The coast at Hastings is about 14 miles to the south. The countryside around Etchingham is generally of outstanding natural beauty. The area is very well served by a range of highly regarded state and private schools. The Village has a very popular deli/general store, Post Office, Butcher and "The Bistro" at the Station is nearby.

COUNCIL TAX BAND D, 2016/2017 £1,741.63

COVERED PORCH TO FRONT DOOR

ENTRANCE HALL Window to the side, doors to Cloakroom, Sitting Room and Kitchen

CLOAKROOM White suite comprising low level WC, wash handbasin, window to side

SITTING ROOM 19'9" x 13'7" Large room with very attractive brick fireplace and hearth with wooden beam and mantle over, space for woodburner, window to front, understairs cupboard, door to Conservatory, door with stairs to First Floor

REAR GARDEN Very attractive Cottage Gardens, path to raised Patio, lawn and further seating areas, mature trees and shrubs including Apple and Willow, stream running to the rear of the garden with small decked seating area







**BEDROOM 3** 13'5" x 9' (max) Fitted cupboards and eaves storage, windows to side and rear with countryside views towards the Church

**FRONT GARDEN** Brick and paved Front Garden with mature shrubs and perennials, steps to Covered Porch and Front Door, Off-Road Parking, fence and gate to Rear Garden



**KITCHEN BREAKFAST ROOM** 10'9" x 10'2" Very attractive Country Kitchen comprising matching wall and base units with laminate worksurfaces, AEG built-in electric double oven with grill, inset AEG halogen hob with extractor over, stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, space for upright fridge/freezer, recently fitted oil-fired boiler, windows to front and rear, stable door to Rear Garden and Patio

**CONSERVATORY** 11'7" x 8'10" Part brick, double glazed windows, tinted glass roof with fitted ceiling blinds, tiled floor, French doors opening onto Patio and Rear Garden





FIRST FLOOR LANDING Windows to front and rear, airing cupboard housing hot water tank, fitted shelving

BEDROOM 1 11'4" x 9'10" Window to front, space for wardrobes



FAMILY BATHROOM Newly fitted white suite comprising low level concealed cistern WC, wash handbasin with mirror and light, deep bath with plumbed-in shower over, fitted storage cupboard, heated towel rail

BEDROOM 2 10'4" x 10'2" Fitted double wardrobe with cupboards over, window to rear with countryside views

