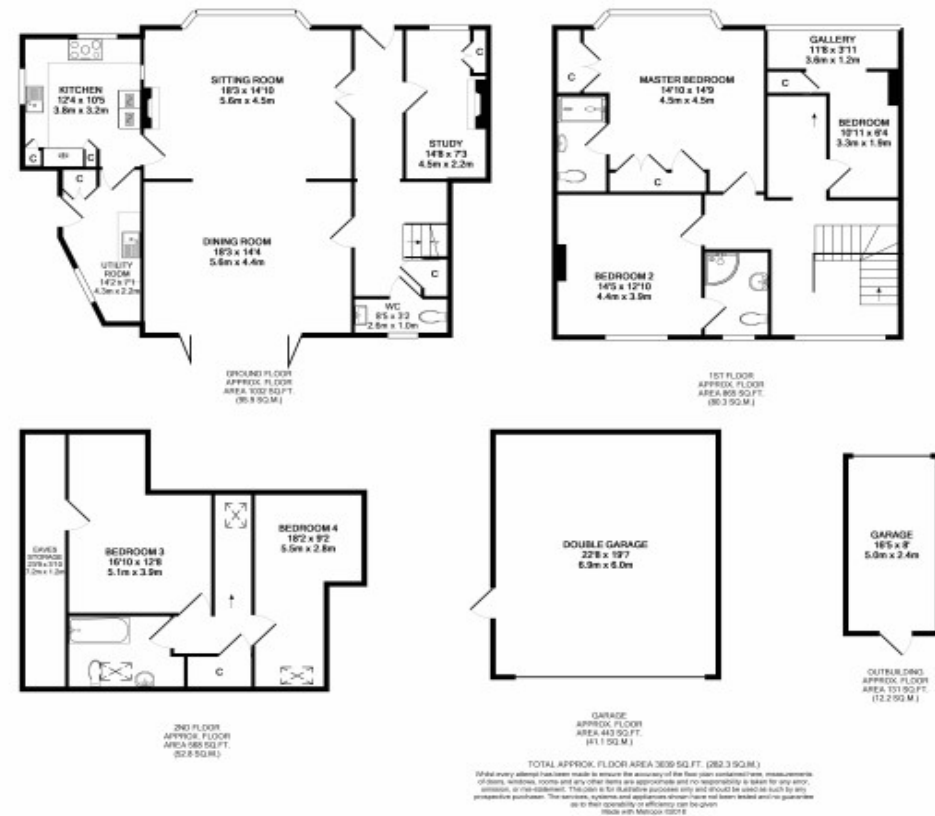




**HIGH STREET, ETCHINGHAM, TN19 7AP £599,995**



Energy Efficiency Rating	
Current	Potential
A	75
B	
C	
D	59
E	
F	
G	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
B	71
C	
D	54
E	
F	
G	

**Substantial Semi-detached House**  
**5 Bedrooms - 2 with En-suites**  
**Large, airy rooms**  
**Fabulous Sitting and Dining Rooms**  
**Double Garage with electric door**  
**Separate Single Garage**  
**Plenty of Parking**  
**Gardens**  
**Minutes walk to Mainline Station**

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)

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.

This is a beautifully maintained and presented, substantial Victorian village house. The house has an enormous amount of character features that have been retained but is further enhanced by modern additions, such as a multi fuel stove fire in the sitting room, bi-fold doors to the decking and garden and a modern, well equipped kitchen. Inside there is a useful good sized utility room and modern well fitted kitchen. A spacious lounge and dining room, a study and cloakroom. There are five bedrooms, two with en-suite shower rooms, and a family bathroom.

Outside is a detached double garage with electrically operated doors, a large decking area which leads to the garden.

There is a separate detached garage and an additional parking space accessed adjacent to the other side of the house.

In the village of Etchingam with its range of amenities including a post office and the 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 less than two 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.

Council Tax Band F - 2018/2019 £2,797.18

**HALLWAY** Front door leading to the spacious hallway, stairs rising to the first floor.

**CLOAKROOM** Low level W.C., pedestal wash basin, double glazed window to the rear, tiled floor.

**KITCHEN/BREAKFAST ROOM** 12'4" x 10'5" Excellent range of units with space for American style fridge/freezer, space for range cooker with extractor over, built-in microwave and coffee machine, 1 1/2 bowl stainless steel sink and drainer unit, tiled floor, part-tiled walls, windows to the front and side, window into sitting room.

**UTILITY ROOM** 14'3" x 7' Fitted with extensive range of storage cupboards, space and plumbing for washing machine and tumble dryer, floor mounted recently fitted oil boiler, door into kitchen, rear door to the gravelled driveway and the garage.

**SITTING ROOM** 14'11" x 18'11" into part stained glass bay window, multi fuel stove, high coved ceilings, double doors in the hall, square archway into dining room.





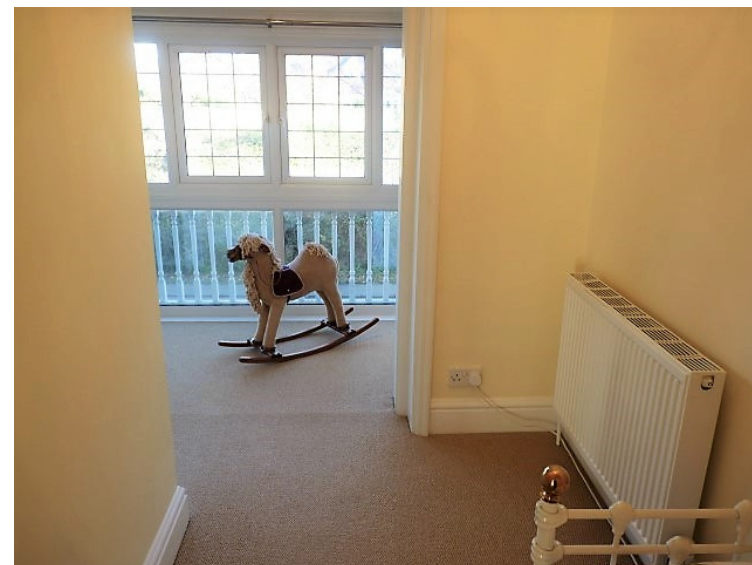
**DINING ROOM** 19'07" x 13'06" Original fireplace, stripped pine floor, bi-fold doors to the decking area, hatch in the floor to underfloor space.

**STUDY** 15'01" x 7'05" Part stained glass windows to the front, shelving, open fireplace. (Currently blanked off)

**FIRST FLOOR LANDING** Turned staircase to the first floor with feature window to the spacious landing, further staircase to the second floor.

**MASTER BEDROOM SUITE** 16'05" (into bay) x 13'08" Leaded light window to the front, range of built-in wardrobes and more cupboard space.

**EN-SUITE SHOWER ROOM** Modern suite comprising low level W.C., pedestal wash handbasin, fully tiled shower cubicle, extractor, tiled floor, part-tiled walls.



**BEDROOM 2** 14'10" x 10'07" Window to the rear, door to en-suite shower room.

**EN-SUITE SHOWER ROOM** Modern suite comprising close coupled W.C., pedestal wash handbasin, corner shower cubicle.

**BEDROOM 3** 11'05" x 6'04" Plus dressing area to the front, small built-in wardrobe, glazed Juliet balcony.

**SECOND FLOOR LANDING** Eaves storage cupboards.

**BEDROOM 4** 18'01" x 12'08" (max) L-shaped with eaves storage and Velux window.

**BEDROOM 5** 18'04" x 9'02" Velux window to the rear.



**BATHROOM** Modern bathroom with panelled bath, low level W.C., pedestal wash handbasin, Velux window.

**DRIVEWAY AND PARKING** Timber double gates to the gravelled driveway providing off-road parking for 2/3 vehicles, leading to the double garage with electric doors and side door, light and power connected. Further detached brick built single garage, adjacent to the property with a shared access and a further allocated parking space.

**GARDENS** A south facing garden with large and secluded decked seating area, pergola, log store, hot tub, couple of steps down to the bridge across the stream to the large area of lawn, mature trees and shrubs and far-reaching countryside views, the whole backing onto fields.

