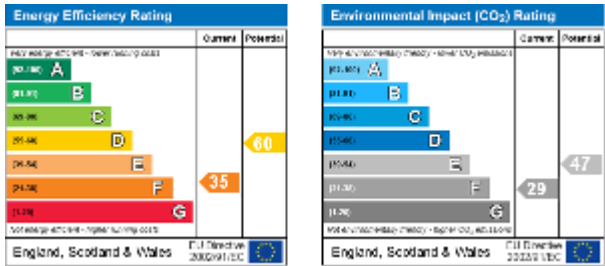




HIGH STREET, ETCHINGHAM, TN19 7AJ    £475,000



**Attractive Semi-detached Victorian House**  
**Large Sitting/Dining Room**  
**Country Kitchen**  
**4 Bedrooms**  
**En-suite to Master Bedroom**  
**Cellar, Gardens and Off-road Parking**  
**Central Village Location**  
**Short walk to Mainline Station**  
**Views across surrounding countryside**



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.

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.  
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A substantial and very attractive semi-detached Victorian house with accommodation comprising large entrance porch, entrance hallway, kitchen, sitting/dining room, cloakroom, 4 bedrooms, en-suite to master bedroom, family bathroom, front and rear gardens and off-road parking. The property also benefits from double glazing and solar electricity providing an income of approx. £1,300 - £1,400 p.a.  
Council Tax Band D - 2018/2019 £1,936.51

SERVICES

Mains water and drainage

Oil-fired Central heating

Calor gas for cooker hob

Agents' Note: the solar panels have been installed since the EPC was carried out.

In the village of Etchingham with its range of amenities including a post office, village club, village hall, butchers and bistro at the station. Etchingham has a main line station which offers services to London (Charing Cross) in just over an hour. The station is approx. 5 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. The village itself offers a popular pre-school and well regarded primary school within walking distance of this house.

Etchingham is rural Sussex village, surrounded by breathtaking countryside.

**ENTRANCE PORCH** Front door with stained glass window to large porch, window to the side, plenty of space for boots and coats hanging.

**ENTRANCE HALLWAY** UPVC door to hallway, understairs storage cupboard, turned staircase to first floor.

**KITCHEN** 11'07" x 10'09" Range of attractive country style wall and floor units with wooden worksurfaces over, 1 1/4 bowl sink with mixer tap, built-in electric oven with calor gas hob and extractor over, glazed cupboard, plate rack, built-in shelved storage cupboard, tiled floor, part-tiled walls, window overlooking the rear garden and views, door to the side and door to cloakroom.

**SITING/DINING ROOM** 27'09" x 12'08" Feature stone fireplace with woodburning stove providing ancillary hot water and heating, large bay window to the front, French doors to decking and rear garden.

**CLOAKROOM** Low level W.C., vanity unit with basin and cupboard under, further large storage cupboard with shelving.

**FIRST FLOOR LANDING** Turned staircase to the second floor.

**BEDROOM 2** 12'08" x 11'10" Window to the front.

**BEDROOM 3** 12'09" x 12'02" Feature cast iron fireplace, airing cupboard with shelving and housing hot water tank, window to the rear overlooking the garden and surrounding countryside.

The following photographs were taken by the owners in the summer







**BEDROOM 4** 11'03" x 8'07" Window to the rear.

**FAMILY BATHROOM** White suite comprising panelled bath with mixer tap and Mira shower over, vanity unit with basin and cupboard under, low level W.C., mirror over the basin, glass shelf, heated towel rail, obscure window to the side.

**SECOND FLOOR LANDING** Turned staircase rising from the first floor, with window to the side and large storage gallery over, leading to the spacious landing with Velux window, doors to bedroom and en-suite.

**BEDROOM 1** 21'01" x 14'06" A very spacious T-shaped triple aspect room, 4 x Velux windows, eaves storage, views over the surrounding countryside.

**EN-SUITE BATHROOM** Bath with mixer tap, vanity unit with basin and storage cupboard, low level W.C., part-tiled walls.

## OUTSIDE

**CELLAR** Brick steps down to the easily accessible cellar, power and light connected, plumbing for washing machine and space for further appliances. Agents' note: It is considered that the cellar is suitable for conversion STPP.

**FRONT GARDEN AND PARKING** Attractive and well planted rockery with pond and fountain, steps down to the front door. Large paved area providing off-road parking. Access to the side and rear garden.

**SIDE AND REAR GARDEN** Log store and garden shed, oil tank, outside tap, gated access to the rear garden having a large paved patio area and steps to raised decking. The garden is mainly laid to lawn, fence and hedge enclosed with flower beds and borders, mature shrubs. There is easy access to the stream at the bottom with fishing rights. The garden backs onto open countryside with beautiful views across the valley.

It is understood that the famous novel 'A Clockwork Orange' was written by Anthony Burgess, in bedroom 3, when he resided at the property.





