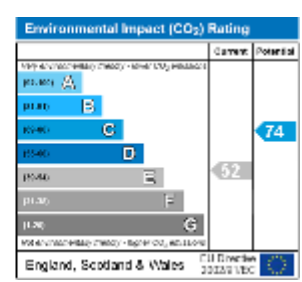
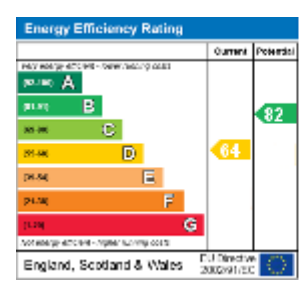




OXENBRIDGE LANE, ETCHINGHAM, TN19 7AA
O.I.R.O. £460,000



Spacious 4 Bedroom Chalet Bungalow
Kitchen/Breakfast Room
Boiler Room/Boot Room
Large Sitting Room and Conservatory
Bedroom with walk-in dressing area
Front and Rear Gardens
Driveway and Garage
Large corner plot
Sought-after village location
Walking distance to mainline station



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.
Tel: 01435 868020. Fax: 01435 864441. www.westwoodsestateagents.co.uk

An attractive, light and spacious chalet bungalow with accommodation briefly comprising entrance hallway, kitchen/breakfast room, boiler room/boot room, sitting room, conservatory, 4 double bedrooms, family bathroom, separate shower room and upstairs cloakroom. Outside there is a driveway providing off-road parking for up to 4 vehicles, a single garage and very well maintained front and rear gardens. The property benefits from double glazing and occupies a large corner plot.

SERVICES

Mains water, mains drainage, oil central heating, solar panels providing very economical hot water and electricity

Council Tax Band E - 2019/2020 £2,473.88

Situated in the sought after village of Etchingham with its range of amenities including a post office, butchers, social club, village hall and the "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 approximately 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. Etchingham itself has a very popular primary school and nursery school within easy walking distance of this house.

Etchingham is rural Sussex village, surrounded by breathtaking countryside.

ENTRANCE PORCH Inner door to the hallway.

ENTRANCE HALLWAY Recessed shelving, stairs rising to the first floor, large understairs storage cupboard.

KITCHEN/BREAKFAST ROOM 13'05" x 11'03" Ample range of wall and base units, built-in calor gas oven with calor gas hob, large pantry cupboard, spaces and plumbing for washing machine and dishwasher, space for upright fridge/freezer, window to the rear, door to **BOILER ROOM/BOOT ROOM** housing oil-fired central heating boiler, further door to fully tiled **SHOWER ROOM** with Triton electric shower, door to conservatory.

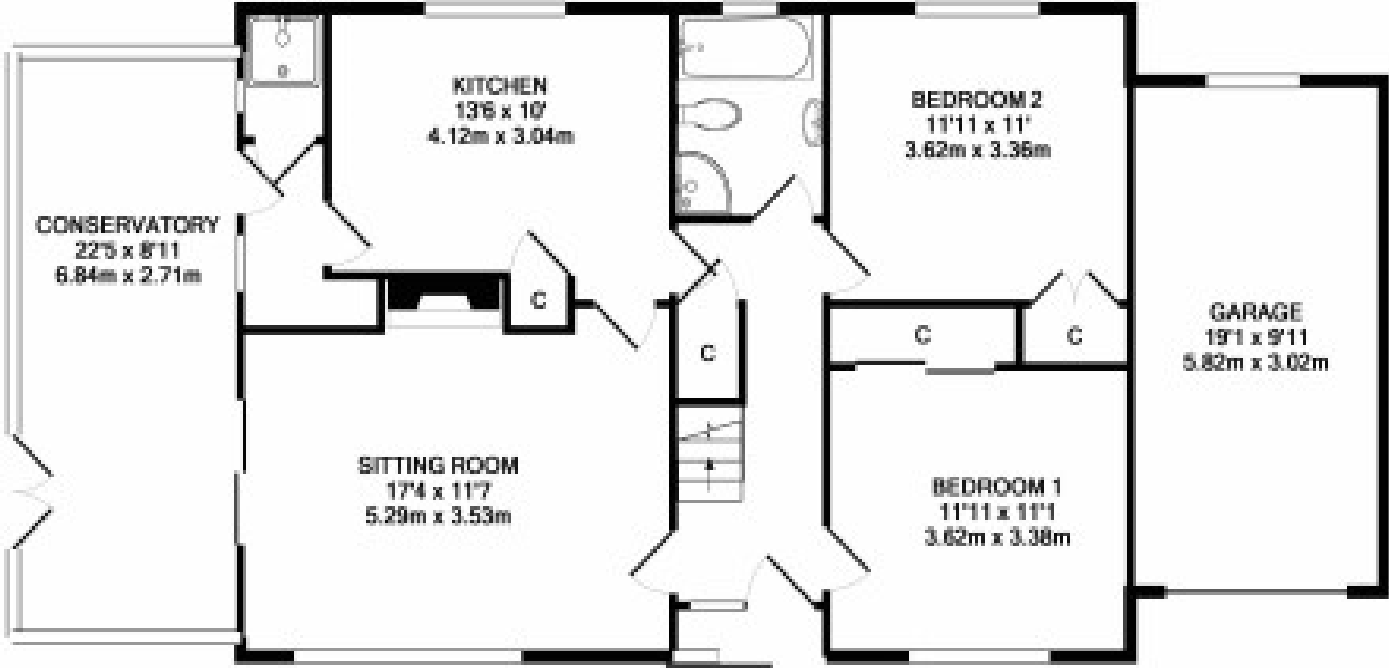
SITTING ROOM 17'04" x 13'03" Large window to the front and feature fireplace with open fire.

CONSERVATORY 22'08" x 9'07" Double glazed conservatory over low level brick wall, double doors to the garden.

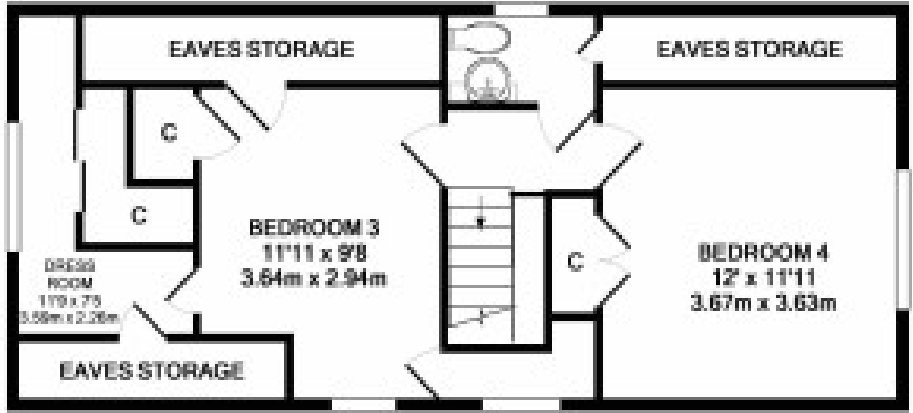
BEDROOM 1 13'05" x 11'03" Currently used as a dining room, range of built-in wardrobe cupboards, large window to the front.

BEDROOM 2 11'10" x 11'0" Built-in wardrobe cupboard, window to the rear.

BATHROOM White suite comprising panelled bath, low level W.C., vanity unit with wash basin over and cupboard under, separate corner shower cubicle, part-tiled walls, heated towel rail, window to the rear.



GROUND FLOOR
APPROX. FLOOR
AREA 1225 SQ.FT.
(113.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 513 SQ.FT.
(47.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1738 SQ.FT. (161.5 SQ.M.)

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.
Made with Macopia ©2019



FIRST FLOOR

BEDROOM 3 15'0" x 9'07" Built-in wardrobe, door to small gallery over the stairs with window to the front, door to dressing area and large airing cupboard, window overlooking the garden.

BEDROOM 4 12'0" x 11'10" Built-in wardrobe, window to the side with far-reaching views.

CLOAKROOM Low level W.C., wash hand basin.

DRIVEWAY AND GARAGE Herringbone brick driveway providing off-road parking for up to 4 vehicles plus a single garage with an up-and-over door. Side access to the rear garden from driveway, a few steps up to a brick path to the front door and gate to the rear garden.



FRONT AND REAR GARDENS Easy maintenance front garden, attractively planted with mature shrubs and trees, low fence and gate to the lane. Secure gate to the fence enclosed, private and large rear garden which is mainly laid to lawn surrounded by well established planting with a small area set to kitchen produce. There is a good sized patio seating area to the side of the conservatory.

