

**To Rent**

**High Street, Etchingham, TN19 7AD**



**£1,600**

### **3 bedroom Detached**

- ✓ A pretty three bedroom cottage
- ✓ within the grounds of larger house
- ✓ Newly decorated and in exc. condition
- ✓ Separate dining room
- ✓ Wood burning stove in lounge
- ✓ Plenty of Parking
- ✓ Workshop/storage room
- ✓ Walking distance of Etchingham station



## Description

A pretty detached cottage in a convenient position in the popular village of Etchingham. Newly decorated throughout with Farrow and Ball paint and presented in excellent condition.

The cottage is only a five minute walk to the mainline station and only a couple of minutes walk to the highly regarded primary school.

Living room with wood burning stove

Dining room

Separate workshop/ storage room

Situated within the grounds of the larger house with plenty of parking available.

Sorry the cottage isn't suitable for dogs.

## Ground Floor

**Kitchen** - 9' 08" x 8' 04"

**Dining Room** - 9' 06" x 9'

**Lounge** - 22'03" x 10'

**Bathroom** - 6'02" x 5'06"

## First Floor

**Bedroom** - 12'09" x 12' 02"

**Bedroom** - 9'04" x 10'04"

**Bedroom** - 9'10" x 8'11"

**Disclaimer:** We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate.





## Energy Efficiency and Environmental Impact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		