



High Street

Etchingam, East Sussex, TN19 7AG

Offers in excess of £400,000 Freehold

Wyatt  
Hughes

## HIGH STREET, ETCHINGHAM, EAST SUSSEX, TN19 7AG

OFFERS IN EXCESS OF £400,000 FREEHOLD

This delightful three bedroom semi-detached home with garage-en-bloc, is situated in the sought after village of Etchingham, offering well proportioned living accommodation over two floors.

On entering the property you are greeted by an inviting entrance hallway, which gives access to the spacious living room with bay window as well as the ground floor w.c. The kitchen/breakfast room leads off from the living room and provides views over the delightful rear garden.

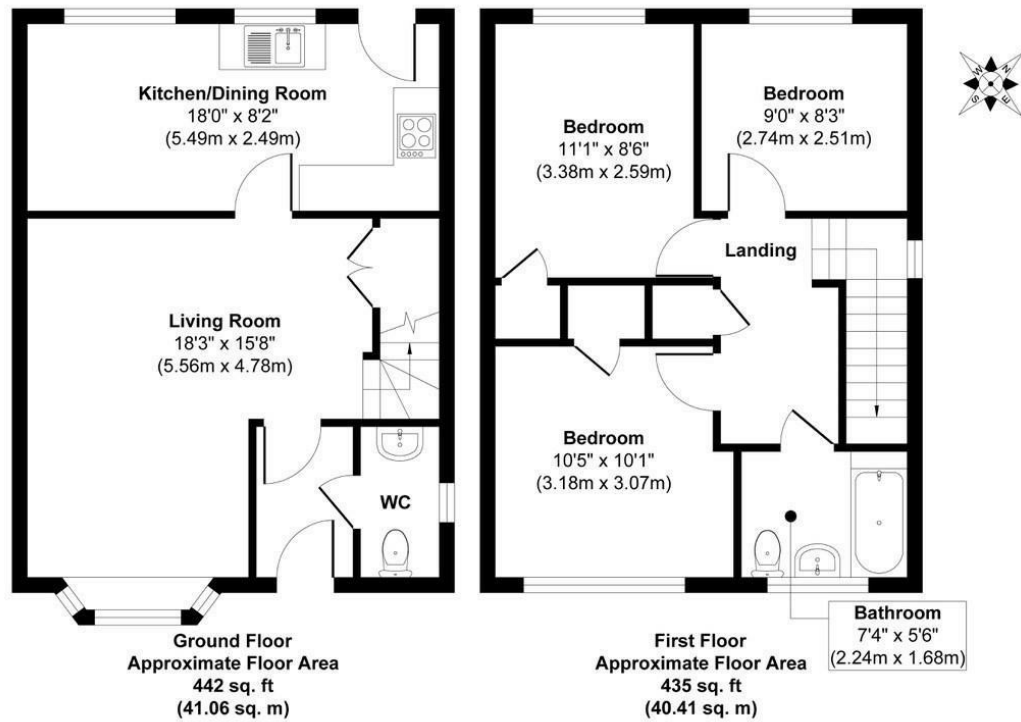
The first floor offers three bedrooms, two of which are generous doubles and all are served by the family bathroom.

The fenced-in rear garden boasts a charming patio and elegantly raised flower beds. A winding pathway guides you to your lawn, perfect for play and relaxation. Conveniently, you'll find gated access to the front, ensuring easy entry. Plus, there's a discreet screened area for the oil tank. At the garden's end, a door leads to the garage, and you'll also discover gated access to the rear parking space. As a bonus, there's an extra parking spot in the front.

Etchingham is ideally located for those who need to commute, as it has easy access to an array of transport links including regular bus routes and mainline train services from nearby Etchingham Station direct into London Charing Cross. The A21 is close at hand for access to Hastings and the coast, as well as Tunbridge Wells and Sevenoaks. The area also offers an array of well-regarded schools for all ages, as well as excellent local amenities including a post office, village shop, pubs and restaurants. The area is also home to numerous country walks and cycle routes.

- Three bedrooms • Semi-detached • Garage • Parking • Rear Garden • Oil Central Heating • Close to mainline railway • EPC D • Council Tax Band D





Approx. Gross Internal Floor Area 877 sq. ft / 81.47 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
		<b>61</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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