



Burgh Hill
Etchingam, East Sussex, TN19 7PB
Asking price £800,000 Freehold

**Wyatt
Hughes**

BURGH HILL, ETCHINGHAM, EAST SUSSEX, TN19 7PB

ASKING PRICE £800,000 FREEHOLD

Nestled in the tranquil embrace of Burgh Hill, this charming 4-bedroom detached chalet/bungalow stands as a canvas for creativity and modernization, offering a welcoming space for those with a vision for their dream home.

A true centerpiece of this home is the open-plan living room and kitchen, situated at the rear, waiting to play host to life's moments. This space radiates warmth and potential, with large windows drawing in the picturesque views of the sprawling gardens, promising a harmonious blend of indoor comfort and outdoor allure.

The home extends into a long, multifunctional dining and living area, set at the front, offering a generous space for dining, relaxation, or socializing. With two of the four bedrooms positioned on the ground level, residents are afforded the luxury of convenience and seclusion. A contemporary shower room on this floor exhibits sleek design, serving both form and function with ease.

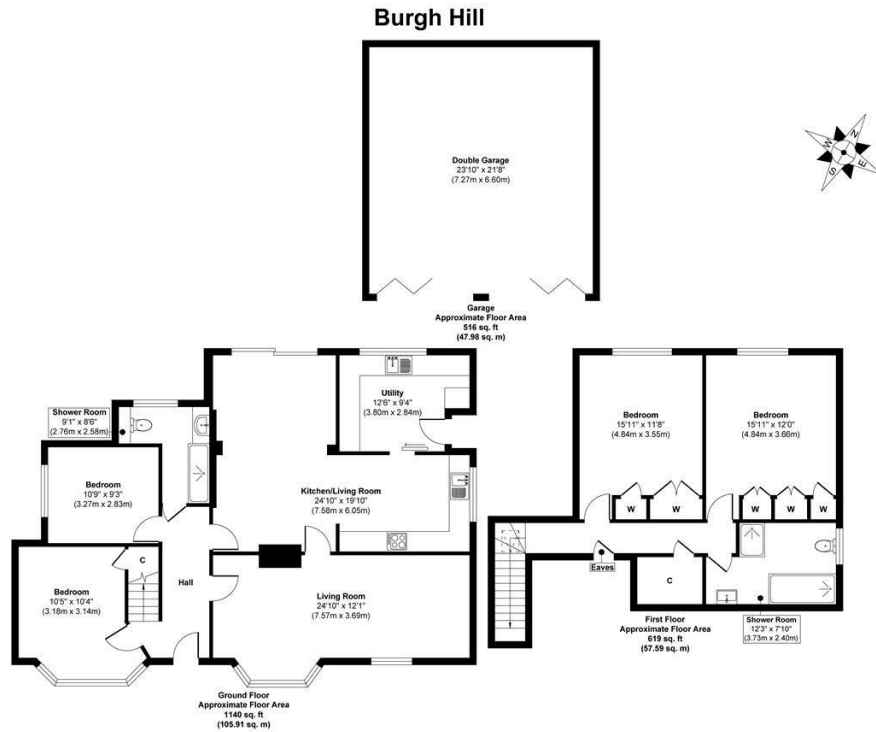
Ascend to the upper sanctuary where two spacious double bedrooms await, their generous proportions paired with tranquil vistas of the verdant garden. A family bathroom on this level is a testament to thoughtful accommodation, ensuring every family member's comfort is catered to.

Outside, the substantial rear garden invites the pleasures of the outdoors, providing a private expanse for recreation or contemplation. The detached double garage, coupled with a broad driveway, presents ample parking, while the inviting front garden enhances the home's curb appeal.

In essence, this 4-bedroom property stands as an exceptional prospect for those inspired to infuse their personal touch into a space. With its generous interiors and verdant outdoor area, this bungalow beckons as a potential-filled haven ready to be transformed. Embrace the opportunity to reside in a setting that offers a canvas for modernization and a lifestyle of comfort and tranquility.

• Four Bedrooms • Detached Chalet Bungalow • Detached Double Garage • Two Reception Rooms • Utility Room • Oil Central Heating • Double Glazing • Mains Drains • EPC: TBC • Council Tax Band: F





Approx. Gross Internal Floor Area 2275 sq. ft / 211.48 sq. m (Including Garage)

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.

Wyatt
Hughes

