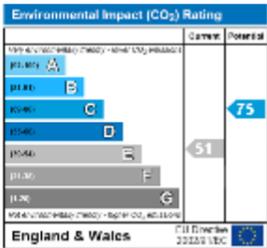
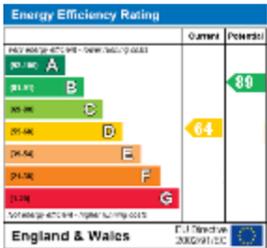




**PARK FARM CLOSE, ETCHINGHAM, TN19 7DQ £264,950**



**3 Bedroom Mid-terrace House**  
**Kitchen**  
**Dining Room and Sitting Room**  
**Family Bathroom with separate W.C.**  
**Front and Rear Gardens**  
**Communal off-road Parking**  
**Cul-de-Sac Location**  
**Walking distance to mainline Station**  
**NO ONWARD CHAIN**



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](http://www.westwoodsestateagents.co.uk)

Available to buy-to-let investors only a three bedroom mid-terrace home with fitted kitchen, two reception rooms, bathroom with separate W.C., front and rear gardens, off-road parking, UPVC double glazing and Economy 7 night storage heating.

Council Tax Band C - 2017/2018 £1,619.06

The property is found in a quiet cul-de-sac in the heart of this much sought-after Village within easy walking distance of the new school and playgroup and mainline railway station with services to London in just over an hour. Tunbridge Wells is about 12 miles away. The coast at Hastings is about 14 miles to the south. The countryside around Etchingham is generally of outstanding natural beauty. The area is very well served by a range of highly regarded state and private schools. The Village has a very popular deli/general store, Post Office, Butcher and "The Bistro" at the Station is nearby.

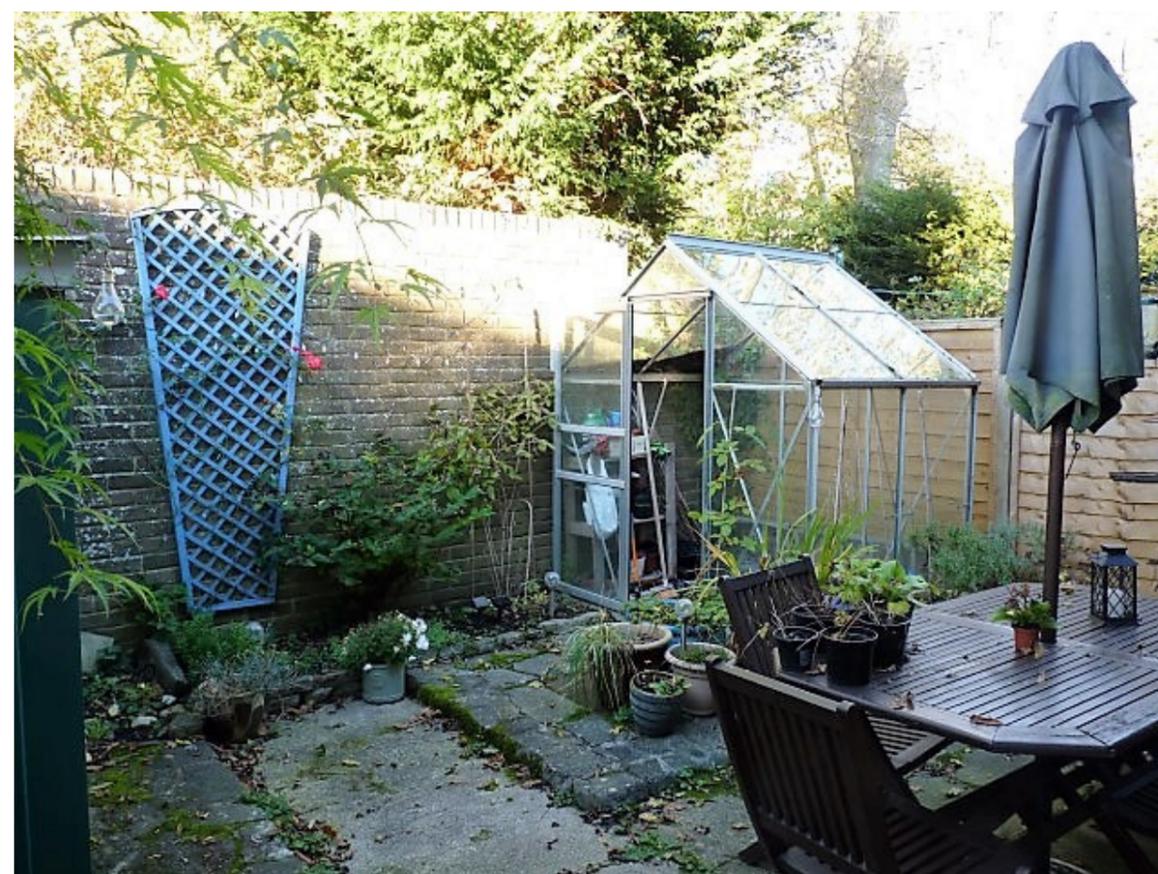
**ENTRANCE HALL** UPVC front door, large storage cupboard, understairs storage recess, stairs rising to the first floor.



**KITCHEN** 8'04" x 7'10" Fitted wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for electric cooker, space for tumble dryer, part-tiled walls, window to the rear garden.



**REAR GARDEN** Enclosed, paved courtyard rear garden with storage shed and greenhouse, flower border, outside tap, wall and fence enclosed.



**BATHROOM** White suite comprising panelled bath with Triton shower over, pedestal wash handbasin, obscure window to the rear.

**SEPARATE W.C.** White low level W.C.



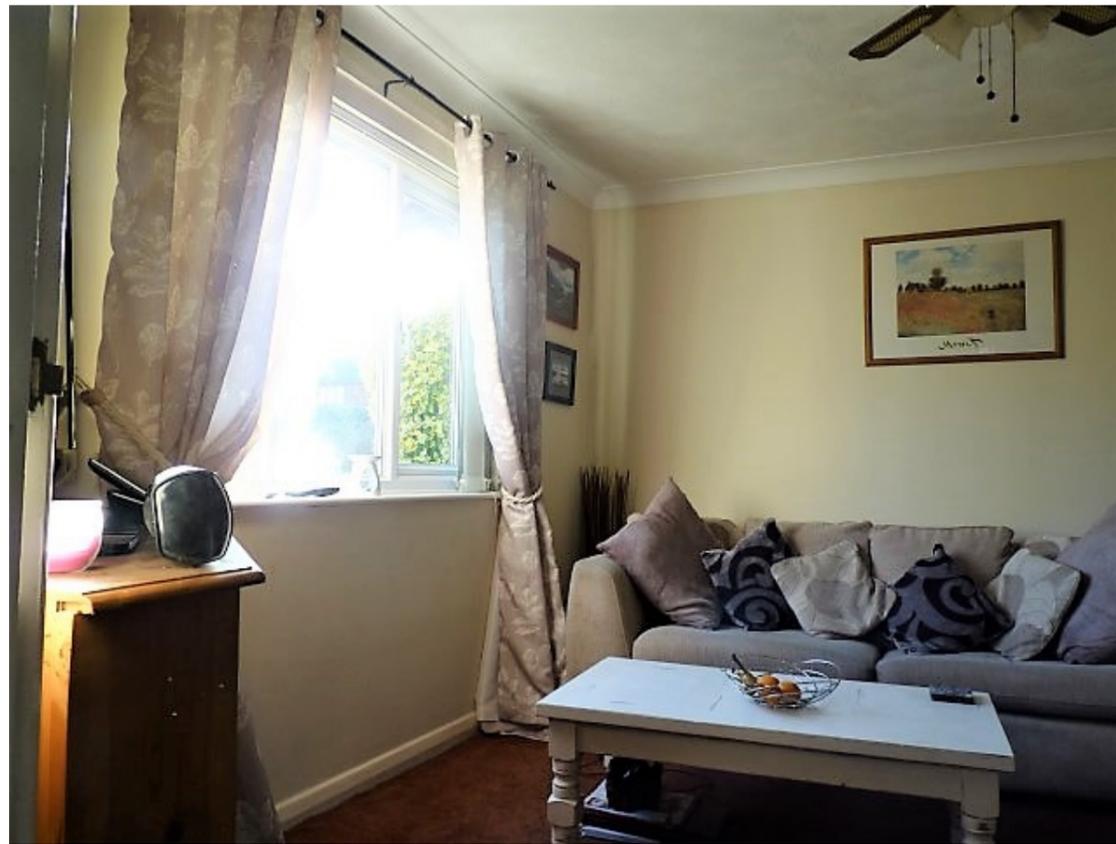
**FRONT GARDEN AND PARKING** Laid to lawn and picket fence and gate enclosed, pathway leading to the front door from the communal parking area providing plenty of off-road parking.



**DINING ROOM** 9'05" x 8'04" Large larder cupboard, sliding patio doors to the rear garden.

**SITTING ROOM** 14'07" x 11'07" narrowing to 6'05" Window to the front.





FIRST FLOOR LANDING Airing cupboard housing hot water tank and shelving, further storage cupboard with hanging rail and storage space.

BEDROOM 1 14'01" x 8'09" (plus door recess) Loft hatch, window to the rear.



BEDROOM 2 9'03" x 8'08" (plus door recess) Window to the front.



BEDROOM 3 8'08" x 6'05" Storage cupboard, window to the front.

