

For Sale

High Street, Etchingam, TN19 7AG



£274,950

3 bedroom Semi-Detached

- ✓ 3 Bedroom Semi-detached House
- ✓ Large Sitting Room
- ✓ Kitchen and Dining Room
- ✓ Cloakroom and Family Bathroom
- ✓ Gardens
- ✓ Off-road Parking and Garage
- ✓ Oil-fired central heating
- ✓ Village Centre Location



Description

Semi-detached village house which would benefit from a little updating with accommodation comprising, entrance hall, cloakroom, sitting room, kitchen, dining room, 3 bedrooms, family bathroom, off-road parking, single garage, front and rear gardens. The property also benefits from UPVC double glazing and oil-fired central heating. Council Tax Band D - 2018/2019 £1,936.51

Location

In the village of Etchingam with its range of amenities including a post office, village club, village hall, butchers and bistro at the station. Etchingam has a main line station which offers services to London (Charing Cross) in just over an hour. The station is 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. The village itself offers a popular pre school and well regarded primary school within walking distance of this house. Etchingam is rural Sussex village, surrounded by breathtaking countryside.

Ground Floor

Entrance Hall - Part-glazed UPVC front door to the hallway.

Cloakroom - Low level W.C., wall mounted wash handbasin, obscure window to the side.

Sitting Room - 15'07" x 14'11" Spacious room with large bay window to the front, understairs storage cupboard, stairs rising to the first floor.

Dining Room - 8'06" x 7'10" Tiled floor, window to the rear.

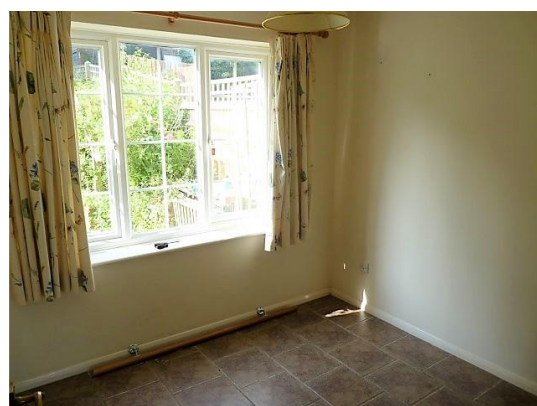
Kitchen - 8'10" x 7'10" Range of wall and base units with worksurfaces over, stainless steel 1 1/4 bowl sink and drainer unit, built-in fridge and built-in freezer, space for cooker, space and plumbing for washing machine, part-tiled walls, door to rear garden.

First Floor

Landing - Turned staircase from the sitting room, hatch to loft space, airing cupboard housing hot water tank and shelving, window on the half landing.

Bedroom 1 - 10'02" x 10' Built-in wardrobe cupboard, window to the front with views.

Bedroom 2 - 11'01" x 8'06" (plus door recess) Built-in wardrobe



cupboard, window to the rear.

Bedroom 3 - 9' x 7'11" Window to the rear.

Bathroom - 7'07" x 6'01" White suite comprising bath with Mira electric shower over, pedestal wash handbasin, low level W.C., part-tiled walls, obscure widow to the side.

Exterior

Parking and Garage - Allocated off-road parking space to the front of the house with further parking and a single garage with up and over door to the rear.

Gardens - Raised flower border to the front of the property with a fence enclosed rear garden, Further raised flower beds and garden beyond, side gate to the driveway, outside tap.

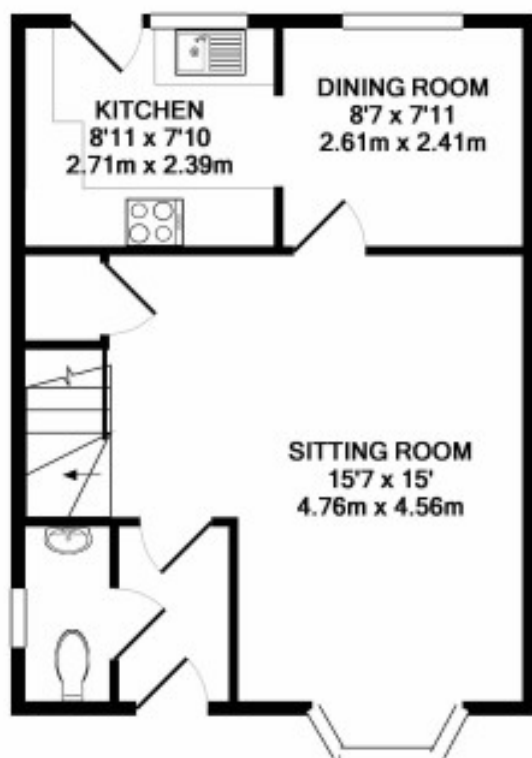
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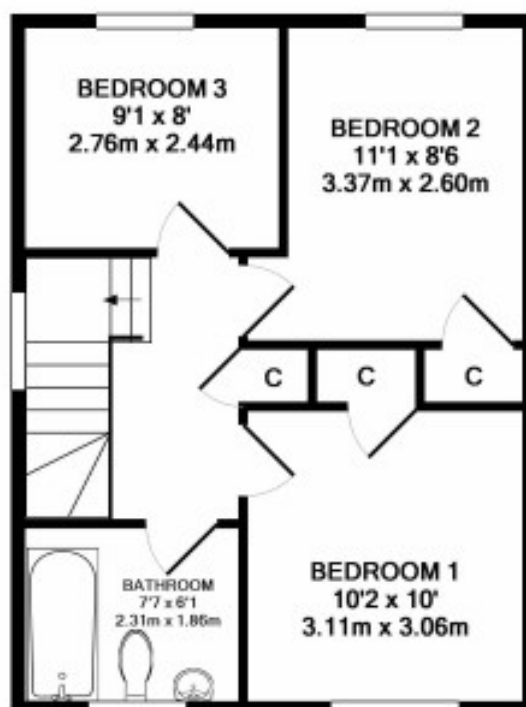




Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.7 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

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