



Peter  
Buswell  
Independent Family Estate Agents

Within 1.6 Miles Of Etchingam Train Station  
£650,000

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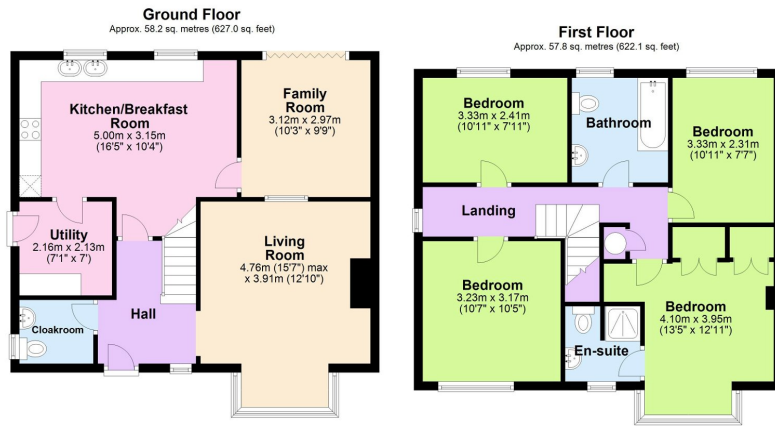
Upon entering the property, a bright and spacious hallway welcomes you in, to the right, you'll enter a generous lounge with a stylish fireplace and open fire, perfect for relaxing and entertaining. To the rear of the property is the heart of the home an expansive kitchen/diner, fully fitted with modern appliances and ample storage space. Adjacent to the kitchen is a utility room, providing additional convenience. The kitchen/diner opens onto a family/snug area providing further living space. The ground floor also features a cloakroom which completes a practical and family functional layout.

French doors from the family/snug area lead out to a well-maintained enclosed garden. This private outdoor space includes a decked bar and al fresco dining area, ideal for entertaining. There is a high quality insulated timber outbuilding which is currently used as a gym, this outbuilding is also perfectly equipped to suit as a home office, offering a quiet and comfortable workspace.

Upstairs, the property boasts four generously sized bedrooms. The principal bedroom includes a modern ensuite shower room and built-in storage, offering comfort and convenience. The other three bedrooms share a well-appointed modern family bathroom.

A driveway to the side of the property leads to the ample private parking to the rear of the property providing space for up to four vehicles, complemented by a detached garage offering additional storage/work shop or parking. The driveway leading to the private parking is shared with immediate neighbour/farmer however with separate access the owner has informed us this is only occasionally used.





Total area: approx. 116.0 sq. metres (1249.1 sq. feet)

- FOUR BEDROOM DETACHED HOUSE
- WEST FACING GARDENS
- MODERN FITTED KITCHEN AND DINING ROOM
- DECKED SEATING AND BAR AREA
- EPC RATING D
- DETACHED GARAGE AND PARKING
- INSULATED HOME OFFICE/ GYM
- ENSUITE TO THE PRINCIPLE BEDROOM
- BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT
- COUNCIL TAX BAND E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		