



WAYSIDE, HIGH STREET
ETCHINGHAM - OFFERS IN EXCESS OF £600,000



Wayside

High Street,
Etchingam, TN19 7AJ

**Entrance Porch - Entrance Hall - Cloakroom - Sitting Room - Study -
Kitchen/Breakfast Room - 5 Bedrooms - En-Suite Shower Room -
Family Bathroom - Top Floor Master Bedroom & Bathroom - Off Road
Parking For A Number Of Vehicles - Low Maintenance Garden**

Internal viewing is essential to appreciate this brand new detached 5 bedroom home situated in the centre of this charming village and being only a short stroll from the mainline rail station with its service to London. The property benefits from a 10 year 'Build Zone' warranty and offers generous accommodation over 3 floors with notable features including a triple aspect sitting/dining room, kitchen/breakfast room with bi-fold doors to rear and integrated appliances, top floor master bedroom with adjoining bathroom, 4 further bedrooms and en-suite and family bathroom. Off road parking with external electric car charging port, low maintenance gardens with areas of lawn and raised terracing. 'Air Source' heating and hot water with underfloor heating throughout downstairs. READY TO MOVE IN.

ENTRANCE PORCH:

Vaulted entrance porch under pitched tiled roof with outside light. Into:

ENTRANCE HALL:

Door to under stairs storage cupboard with fuse box and access to underfloor heating system. 'Karndean' wood effect flooring. Range of white internal doors leading to:

CLOAKROOM:

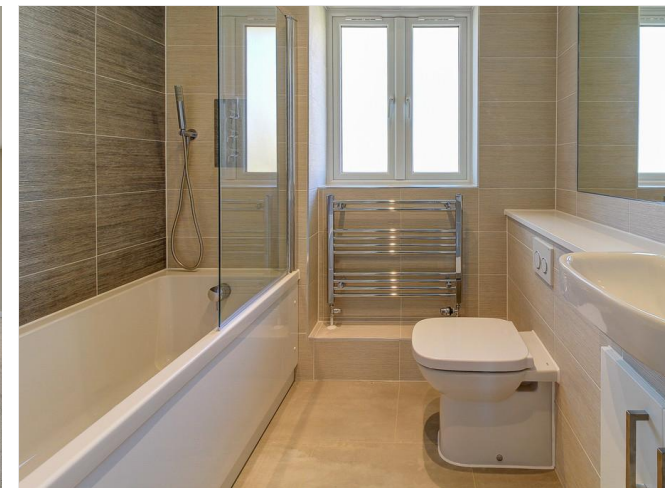
Obscure uPVC double glazed window to side. Fitted with a white suite comprising low level WC with twin button flush and concealed cistern. Sink with mixer tap over and vanity mirror and cupboard under. Stainless steel chrome effect heated ladder style towel rail. 'Karndean' wood effect flooring

SITTING ROOM:

A triple aspect room with uPVC double glazed windows to front and side and bi-fold doors to rear terrace.

STUDY:

uPVC double glazed window to front.



KITCHEN/BREAKFAST ROOM:

uPVC double glazed window and bi-fold doors to rear terrace. A contemporary kitchen with inset one and a half bowl sink and drainer with mixer tap over. Integrated appliances comprising fridge and freezer, washing machine and dishwasher, fitted 'Rangemaster' oven with 5 ring hob and large oven below with extractor hood and light over. Corner carousel unit and fitted recycling store. Wall mounted units incorporating display shelving with lighting within. Recessed downlighters. 'Karndean' wood effect flooring.

STAIRS TO FIRST FLOOR:**BEDROOM TWO:**

uPVC double glazed windows to front and side. Radiator. Door to:

EN-SUITE SHOWER ROOM:

uPVC double glazed obscure window to front. Contemporary suite with chrome effect fittings of Low level WC with twin button flush and concealed cistern. Small wash basin with mixer tap and walk in shower cubicle with large modern 'rain' shower head over. Vanity mirror. Tile effect flooring. Chrome effect heated ladder style towel rail. Recessed downlighters.

BEDROOM THREE:

uPVC double glazed window to rear. Radiator.

BEDROOM FOUR:

uPVC double glazed window to rear. Radiator.

FAMILY BATH ROOM:

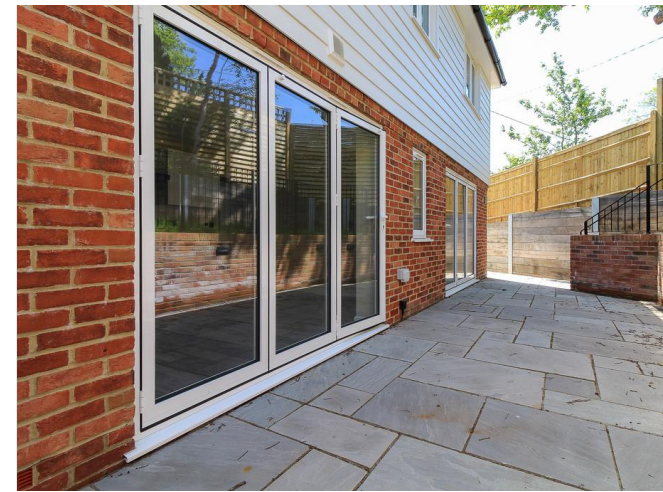
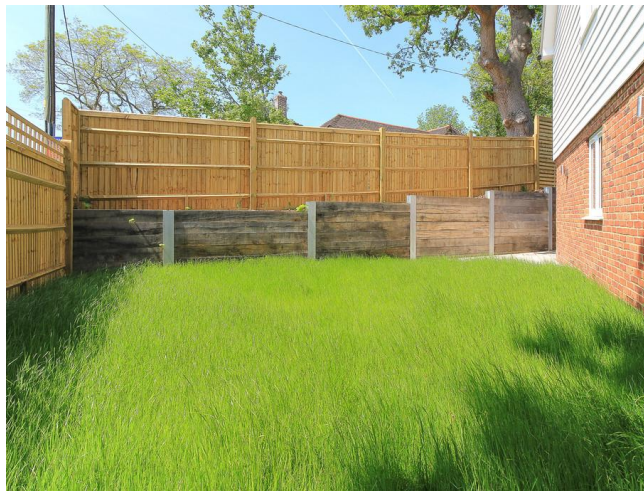
uPVC obscure double glazed window to rear. Contemporary suite with chrome effect fittings comprising low level WC with twin button flush and concealed cistern. Wash basin inset into vanity shelf with cupboard below and mixer tap over. Panelled bath with mixer tap and shower over incorporating large modern 'rain' shower head and hand held attachment. Chrome effect heated ladder style towel rail. Large vanity mirror. Recessed downlighters. Tile effect flooring.

STAIRS LEADING TO SECOND FLOOR LANDING:

Sky tunnel allowing in natural light. Door to:

MASTER BED ROOM:

uPVC double glazed window to front. Recessed downlighters. Large walk-in useful storage cupboard containing water tank.



BATHROOM:

uPVC obscure double glazed window to rear. Contemporary suite with chrome effect fittings comprising low level WC with twin button flush and concealed cistern. Wash basin inset into vanity shelf with cupboard below and mixer tap over. Panelled bath with mixer tap and additional hand held shower unit over. Chrome effect heated ladder style towel rail. Large vanity mirror. Recessed downlighters. Tile effect flooring. Radiator.

OUTSIDE:

To the front of the property is a large brick paved driveway providing off road parking for a number of vehicles with brick retaining wall and areas of lawn and shrub borders. Gated access to the right hand side via an electric car charging point and useful storage area leads to the rear garden which is laid for ease of maintenance with flagstone paved patio terrace and steps rising to an area of lawn with wrought iron railing and raised borders and then a further adjoining side section of lawn which is fence enclosed.

SITUATION:

Etchingam Village sits in the High Weald AONB and offers a rail service to London, Post Office, Church, Primary School and Social Club. The villages of Burwash and Hurst Green (which provides access to the A21) are short drives to the west and east respectively each offering further amenities. The larger coastal town of Hastings lies 14 miles to the South. The Spa town of Tunbridge Wells with its excellent shopping facilities is approximately 15 miles to the north and the area is extremely well served with educational facilities for all age groups.

TENURE:

Freehold

VIEWING:

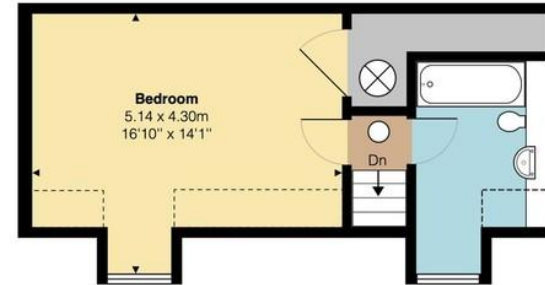
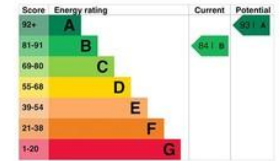
By appointment with Wood & Pilcher 01435 862211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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Second Floor
Approx Internal Area
342 sq ft (31.7 sq m)



Ground Floor
Approx Internal Area
632 sq ft (58.7 sq m)



First Floor
Approx Internal Area
632 sq ft (58.7 sq m)

Wayside, Etchingam, TN19 7AJ

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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