



RIDGEWAY

HURST GREEN, ETCHINGHAM - £415,000



WOOD &  
PILCHER

Sales, Lettings, Land & New Homes

# 50 Ridgeway

Hurst Green,  
Etchingam, TN19 7PJ

**Enclosed Porch - Entrance Hall - Downstairs Cloakroom -  
Spacious Sitting Room - Dining Room - Kitchen - First Floor  
Landing - Four Bedrooms - Family Bathroom - Rear Garden  
- Own Driveway Providing Parking For Two Cars**

A spacious four bedroom semi-detached house situated in a popular cul-de-sac in Hurst Green with Etchingam Railway Station providing access to London being approximately 1.5 miles distant. The accommodation features two separate reception rooms, downstairs cloakroom, off street parking for two cars and enclosed garden to the rear.

## **ENCLOSED PORCH:**

Part double glazed front door and double glazed side window. Tiled floor.

## **ENTRANCE HALL:**

Wood effect flooring. Coved ceiling. Radiator.

## **DOWNSTAIRS CLOAKROOM:**

Double glazed window. WC. Wash basin with tiled splashback.

## **SITTING ROOM:**

Double glazed windows and double glazed door overlooking the rear garden. Coved ceiling. Wood effect flooring. Radiator.

## **DINING ROOM:**

Double glazed window. Radiator.



**KITCHEN:**

Double glazed window and double glazed door to the side. Range of cream wood effect matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Space for washing machine and cooker. Built-in slimline dishwasher, fridge and freezer. Tiled floor. Radiator.

Stairs leading to:

**FIRST FLOOR LANDING:**

Built-in airing cupboard housing the hot water cylinder with slatted shelving. Coved ceiling.

**BEDROOM ONE:**

Double glazed window to the front. built-in wardrobes. Coved ceiling. Radiator.

**BEDROOM TWO:**

Double glazed window overlooking the rear garden. Coved ceiling. Radiator.

**BEDROOM THREE:**

Double glazed windows to the front. Coved ceiling. Radiator.

**BEDROOM FOUR:**

Double glazed window overlooking the rear garden. Coved ceiling. Radiator.

**BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath with chrome mixer taps and shower attachment plus glass shower screen. Pedestal wash basin. WC. Coved ceiling. Radiator.

**OUTSIDE:**

The driveway to the front provides off street parking for two cars. The rear garden features a paved patio area, lawn with tree and shrub borders, timber shed and side gated access. Outside boiler cupboard.



### SITUATION:

The property is situated within the popular Sussex village of Hurst Green giving excellent accessibility to the A21. Main line rail service to London can be found a short distance in the village of Etchingham providing a service of trains to the city in just over the hour. The village provides general facilities for day-to-day needs including easy access to woodland walks from within the close and Bedgebury Forest only a 10 minute drive away. Hawkhurst is only 3 miles away providing 2 large supermarkets and the larger thriving market town of Heathfield being only approximately 15 minutes drive. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distance with the coastal town of Hastings 14 miles to the south.

**VIEWING:** By appointment with Wood & Pilcher 01435 862211

**TENURE:** Freehold

**COUNCIL TAX BAND:** D

### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

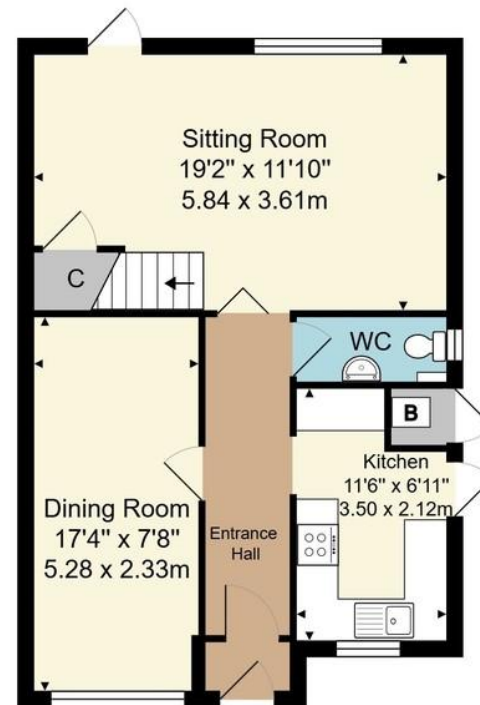
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

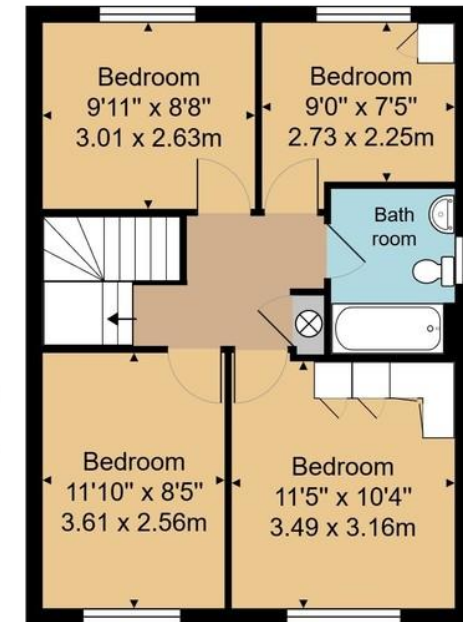
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

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 obtained. 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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**Approx. Gross Internal Area 1069 ft<sup>2</sup> ... 99.3 m<sup>2</sup>**

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.