



TORS END, HIGH STREET
ETCHINGHAM - GUIDE PRICE £375,000 - £395,000

Tors End

High Street,
Etchingham, East Sussex, TN19 7AG

**Entrance Hall - Cloakroom - Open Plan Sitting/Dining Room/Kitchen -
Three Bedrooms - Family Bathroom - Attractive Garden - Single
Garage - Off Road Parking For Two Vehicles**

A well presented three bedroom semi-detached house located in the village of Etchingham within walking distance of the railway station with a direct line to London. The accommodation features a spacious sitting/dining room, kitchen, three bedrooms, attractive garden, single garage plus allocated parking to front and rear. The property has been fully refurbished by the current owner to include replacement double glazed windows and front door, new boiler and plumbing, rewiring, new consumer unit and external repointing to the front and side.

ENTRANCE HALL:

uPVC part-glazed front door. Wood effect laminate flooring. Radiator.

CLOAKROOM:

WC. Wash basin. Heated towel rail. Concealed water stopcock.

SITTING/DINING ROOM:

uPVC double glazed bay window to front. Understairs cupboard/storage housing electric consumer unit. Wood effect laminate flooring. uPVC French doors to rear garden. Radiators. Opening into:

KITCHEN:

uPVC double glazed window. Modern fitted kitchen with range of grey fronted matching wall and base cupboards. Solid wood worktops with inset stainless steel sink. Fitted induction hob with oven below and extractor hood over. Space for washing machine and dishwasher. Fitted under counter fridge and freezer.



Stairs leading to FIRST FLOOR LANDING:

Airing cupboard with shelving and electric heater, isolation switch for heated towel rail in the bathroom and switch for loft light. Access to loft. Range of doors to:

FAMILY BATHROOM:

uPVC obscured double glazed window. Bath with shower over with drencher head and separate hand held shower. WC. Wash basin. Heated towel rail.



BEDROOM ONE:

uPVC double glazed window. Built in wardrobe/cupboard. Radiator.

BEDROOM TWO:

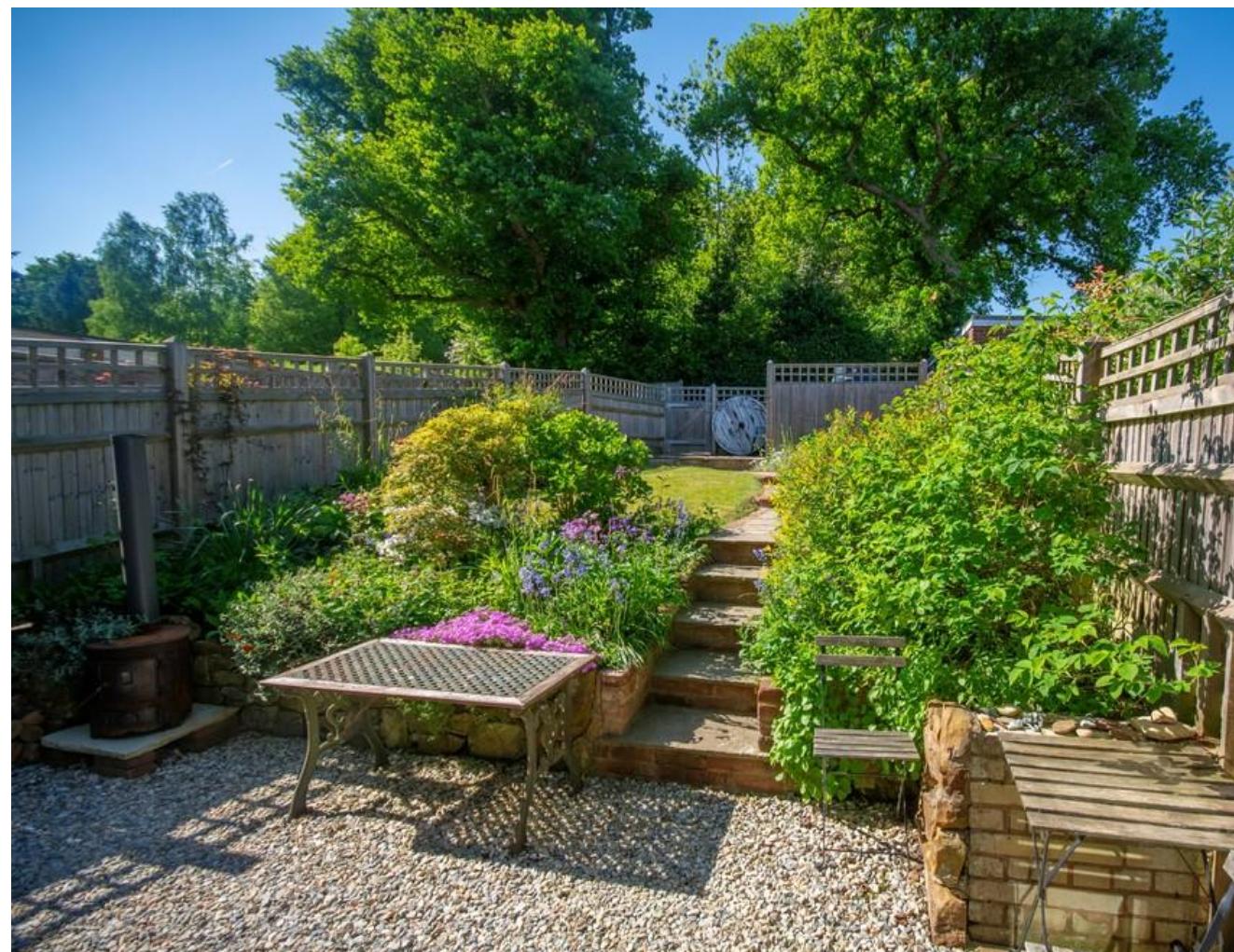
uPVC double glazed window. Built in wardrobe/cupboard. Radiator.

BEDROOM THREE:

uPVC double glazed window. Radiator.

OUTSIDE:

The REAR garden has a gravel seating area with oil heated 'Grant' boiler and useful outside electric socket. Steps lead up to a grassed area with shrub borders and path to a further paved seating area. There is also a concealed storage area for the oil tank and bins. Gated access to the en-bloc garage with up-and-over door and parking in front. Vehicle access to the garage is via a driveway to the side of the property. The property is accessed via a steps from the driveway with a gravel area and terraced lawn to the FRONT. One allocated parking space immediately in front of the property.



SITUATION:

Etchingham Village sits in the High Weald AONB and offers a rail service to London, Post Office, Church & Primary School. The railway station includes 'The Bistro', which has a bar and pizza oven and also offers takeaways, breakfasts, lunches and pizza evenings. King John's Nursery and Garden are within walking distance, which also offers a café and a Farmers' Market every second Saturday. 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.

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Oil-fired

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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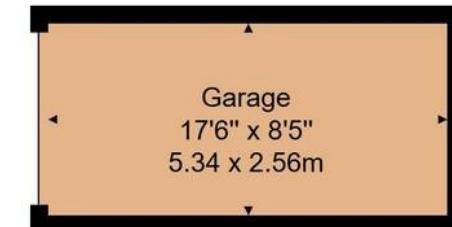
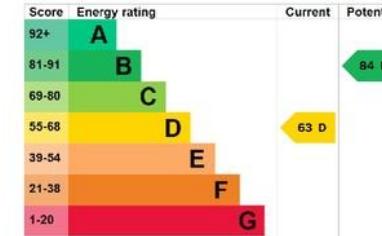
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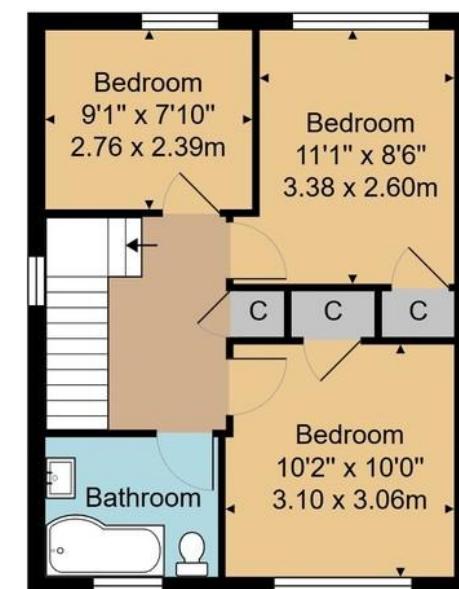
BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBROOK & ASSOCIATED LONDON OFFICE

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Ground Floor



First Floor

House Approx. Gross Internal Area 865 sq. ft / 80.3 sq. m
Garage Approx. Internal Area 147 sq. ft / 13.7 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 or tenant. The services,