



PAUL STRIPP

Parsonage Croft, Etchingam, TN19
Guide Price £800,000

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ESTATE AGENT PERSONAL SERVICE
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A recently improved stunning three double bedroom detached house situated in a small exclusive development. Boasting generous bedrooms, a large modern kitchen/dining/family room, spacious utility/boot room and landscaped rear garden with patio and decking.



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FAST TRACK

Key Features

- Detached house on private road
- Large master bedroom with ensuite and two double bedrooms sharing a Jack and Jill bathroom
- Open plan kitchen/dining/family room: Large, modern kitchen with granite countertops and bi-fold doors to garden
- Utility room extension: Extensive utility/boot room added, providing generous storage and space for appliances
- Converted garage: Now serving as an office space with additional storage
- Living room: Dual aspect, featuring a log burner and direct access to the garden
- Recently landscaped garden: Includes a pergola with adjustable shade, decking area, and patio
- Driveway: Generous parking space for three cars with electric charge point
- Dining room: Dual aspect with bay window, blinds and shutters
- Location: Situated in the scenic village of Etchingham, close to local amenities and excellent transport links to London and nearby towns





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SINCE 1988



Guide price £800,000 - £825,000

Featuring a welcoming hallway with oak-engineered flooring and a cloakroom with vanity unit with inset sink and storage.

The living room boasts a log burner, front aspect windows with fitted shutters and blinds, and French doors with fitted blinds providing direct access to the garden patio area.

The office/dining room is dual aspect with fitted blinds and shutters, alongside oak-engineered flooring.

The open-plan kitchen/dining/family room with underfloor heating is equipped with two single Siemens ovens, 5 burner gas hob with extractor fan above and a microwave combo oven, fitted dishwasher, hot tap and granite worktops. Under the lower units are fitted LED lights and there is space and plumbing for a large double fridge.

The kitchen leads into a large utility/boot room that has been added as an extension, offering extra storage and has space and plumbing for appliances, as well as access to the garden.

The garage has been converted into an office, with a double-glazed window and door with views to the garden. This is fully insulated, heated and decorated, providing a quiet area for work, while retaining the front section of the garage for storage.

The upper floor includes three good sized double bedrooms, all with TV aerial sockets and plantation shutters. The bedroom to the rear aspect has double doors to a cupboard and additional storage with lighting and power. It connects to a Jack and Jill bathroom that includes a bath with shower over, WC, sink, and chrome ladder towel radiator, which is shared with another good-sized double bedroom to the front aspect.

The main bedroom on the front aspect has inbuilt cupboards with lighting on either side and there is also access to an en-suite with walk in shower, separate bath, and built in sink unit storage and chrome ladder towel radiator.

The property is serviced with two NEST heating zones, one upstairs and one downstairs, using a pressurised hot water cylinder connected to the central heating system, has a fast 7kW electric car charger, is on gas supply and mains drainage. Other features include TV aerials in all bedrooms, kitchen, living room and study/dining room, polished chrome switches and sockets throughout, an alarm system, and boarded loft space with built in ladder.

Outside, the property features a newly landscaped garden with pergola that has adjustable shade, a decking area, and a recently laid patio, suitable for outdoor relaxation and entertainment.

The driveway offers parking for three cars and the converted garage provides a large storage solution.



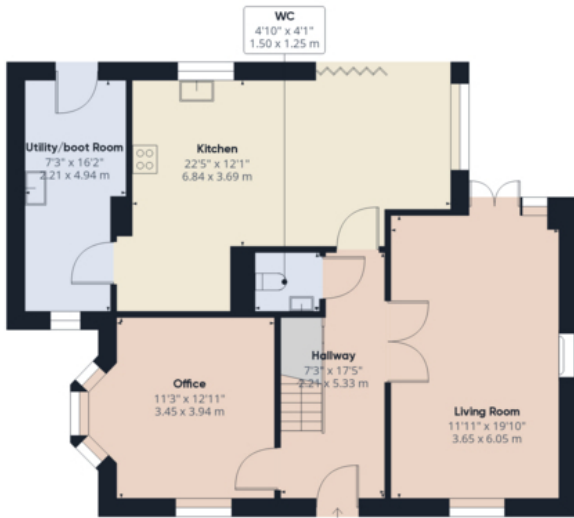
Etchingham is well-situated for both convenience and a tranquil rural lifestyle. Located within the High Weald AONB, the village offers scenic walks, a primary school, post office, bistro and mainline rail station within the immediate vicinity. The village is about 25 minutes by car from Tunbridge Wells and close to the historic towns of Battle and Hastings. Direct train services to London Bridge make commuting feasible in around an hour. The surrounding areas boast several reputable private and state schools, providing excellent options for quality education close to home.



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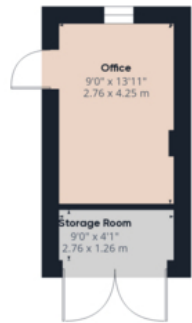
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LIFT BUZZER



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1845.39 ft²
171.44 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		Current
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band:
Council Authority:

