



Wayside

High Street, Etchingam, East Sussex

A most attractive, individual and beautifully presented 5-bedroom detached house, which was built just 2 years' ago to a high standard, situated in a convenient position within easy walking distance of village amenities and the station.

Guide price £650,000 - £675,000 Freehold



Situation: The property is situated in a convenient location at the end of the High Street in Etchingham village, with its pretty church, post office and shop, well regarded primary school and mainline station. The villages of Burwash (2½ miles distant), Hawkhurst (5½ miles distant), Hurst Green (2 miles distant) and Ticehurst (4 miles distant) all provide further local shops and amenities, and Heathfield is 9 miles to the West and offers a comprehensive range of amenities including supermarkets. The larger coastal town of Hastings lies 14 miles to the South and the Spa town of Tunbridge Wells with its excellent shopping facilities is approximately 17 miles to the North.

Etchingham station is less than ¼ mile distant and provides a regular service to London Bridge, Waterloo East, Charing Cross and Cannon Street. The A21 is also within 2 miles and provides a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 50 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and London is about 60 miles away.

The area is extremely well served with educational facilities for all age groups – as well as village primary school there is Vinehall School, Battle Abbey, and the villages of Wadhurst, Heathfield and Robertsbridge all have Community Colleges.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed.

Description: Wayside is an individual detached house built in 2021 with attractive external elevations of brick and weatherboard beneath a tiled roof and double-glazed windows and doors throughout. The property is immaculately presented and beautifully appointed throughout, providing spacious and flexible accommodation of approximately 1598sq.ft/148.5sq.m and benefits from off-road parking for several cars, landscaped side and rear gardens, and a useful workshop.

Arranged over three floors, the accommodation on the ground floor has underfloor heating and includes: a spacious entrance hall; a triple aspect sitting/dining room which extends to 22'7 and has bi-folding doors leading out to the garden; a cloakroom; a utility room; a good-sized, well-appointed kitchen/breakfast room, which is fitted with an extensive range of contemporary wall and base units with Corian worksurfaces, tiled splashbacks, island with breakfast bar and solid oak worktop, range cooker with induction hob, and bi-folding doors leading out to the garden. On the first floor there are four double bedrooms (two are currently arranged as home offices and a third is used as a dressing room), a family bathroom and ensuite. On the second floor is a further double bedroom and a bathroom.

Outside, the property is approached through brick pillars to a large block-paved driveway providing off road parking for several cars. The property has a brick wall to the front and close board fencing to the sides and rear boundary. There is a gate giving access along the side of the house with a garden shed and charging point for an electric vehicle, which leads to the rear garden. The rear garden has been landscaped with terracing outside the kitchen and sitting/dining room, ideal for outdoor entertaining, with steps up to an area of lawn with railings and sleeper beds planted with shrubs and climbing plants. There is a further area of garden on the south side of the house, which is laid to lawn with a timber outbuilding/workshop with power and sleeper beds planted with olive trees. To the left of the property is an additional driveway with further parking for two cars.

Current energy efficiency rating: B

Services: Mains water and electricity. Air source heat pump

Property address: Wayside, High Street, Etchingham, East Sussex TN19 7AJ

Local Authority: Rother District Council 01424 787000

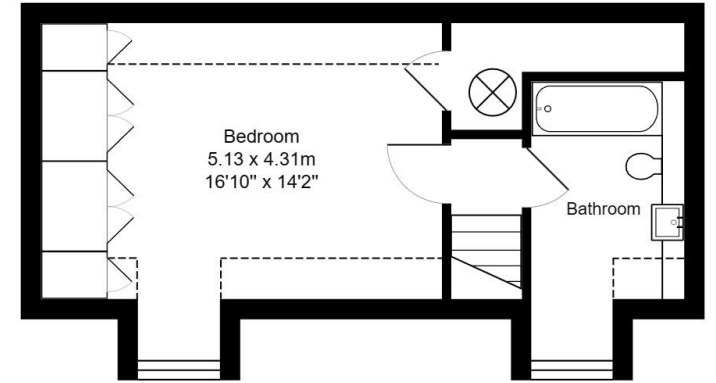
Council tax band: F (£3,475.73 per annum)

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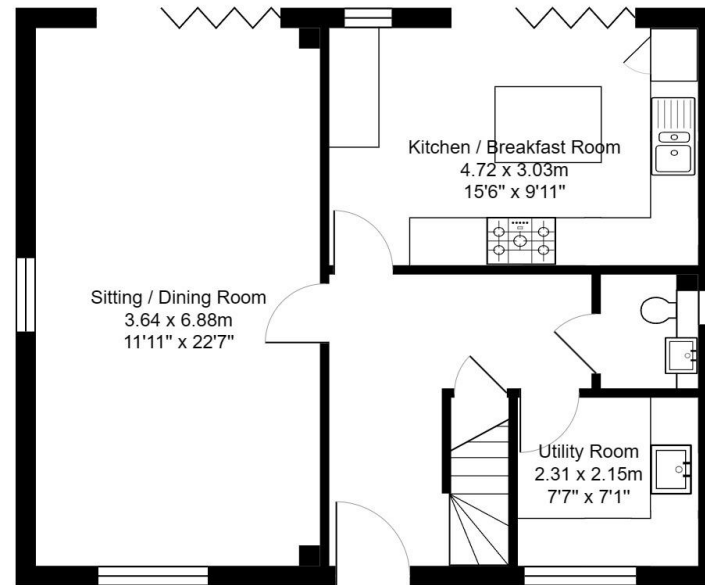
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



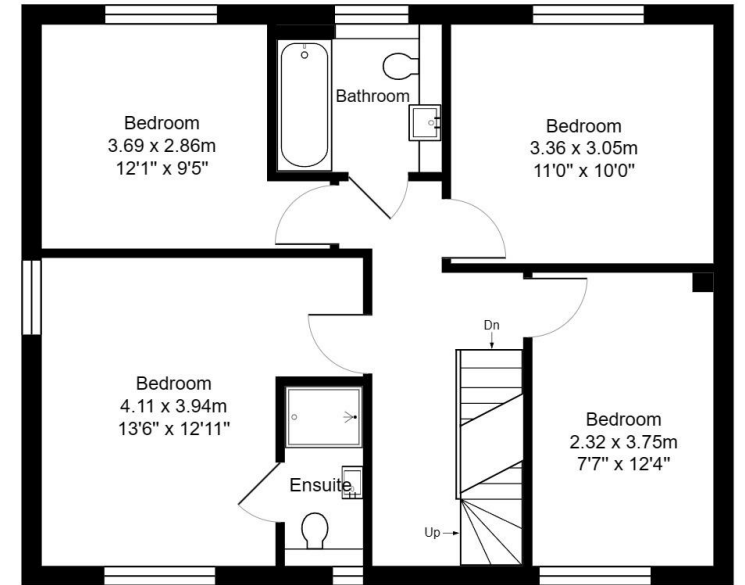
Total Area: 148.5 m² ... 1598 ft²
 All measurements are approximate and for display purposes only.



Second Floor
 Area: 30.7 m² ... 330 ft²



Ground Floor
 Area: 58.3 m² ... 627 ft²



First Floor
 Area: 59.5 m² ... 640 ft²

Important notice:
 These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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