



Roseneath

High Street, Etchingam, East Sussex



A most attractive and substantial late Victorian 5-bedroom semi-detached house of approximately 1,668sq.ft, situated in a convenient position within walking distance of village amenities and the station. NO CHAIN.

Guide price £635,000 Freehold



Situation: The property is situated in a convenient location on 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 (2¼ miles distant), Hawkhurst (5½ miles distant), Hurst Green (2¼ 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 ½ 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: Roseneath is a substantial semi-detached house built in 1900 with attractive external elevations of brick and sandstone beneath a tiled roof and a lovely sandstone bay window. The property is well presented and benefits from period features throughout including pretty sash windows and wonderful high ceilings. The accommodation extends to approximately 1668sq.ft/155sq.m and providing spacious and flexible accommodation, which combines period features with modern day tastes, and benefits from off-road parking for several cars, a garage/store room and a good-sized, southeast facing garden.

Arranged over three floors, the accommodation on the ground floor includes: a spacious entrance hall; a WC; a sitting room with bay window overlooking the front garden and a cast iron fireplace; a further reception/family room with oak flooring, an attractive brick feature fireplace and a window overlooking the garden; a good-sized, well-appointed kitchen/dining room, which extends to over 20ft and is fitted with range of contemporary, shaker style oak wall and base units with granite worksurfaces, range cooker, limestone flooring and glazed doors leading out to the garden; and a utility room; On the first floor there are three bedrooms (two doubles and single) and a family bathroom. On the second floor there are two further bedrooms – one being a single and the other being a double bedroom and having an ensuite shower room.

Outside, the property is approached through close board wooden gates to a tarmac driveway providing off road parking for several cars with an area of lawn to the side and mature hedging. There is a gate giving access along the side of the house to the rear of the property where there is a door giving access to a cellar (not measured) and leading to the good-sized rear garden which has a raised deck (in need of some repair) outside the kitchen/dining room, ideal for outdoor entertaining. The garden is mainly laid to lawn with mature shrubs, plants and trees and bordered with mature mixed hedging. At the end of the garden there is also a large Tate garden shed (approximately 8ft x 12ft).

Current energy efficiency rating: E

Services: Mains water and electricity. Oil-fired central heating.

Local Authority: Rother District Council 01424 787000

Council tax band: F (£3,658.22per annum)

Property address: Roseneath, High Street, Etchingham, East Sussex TN19 7AG



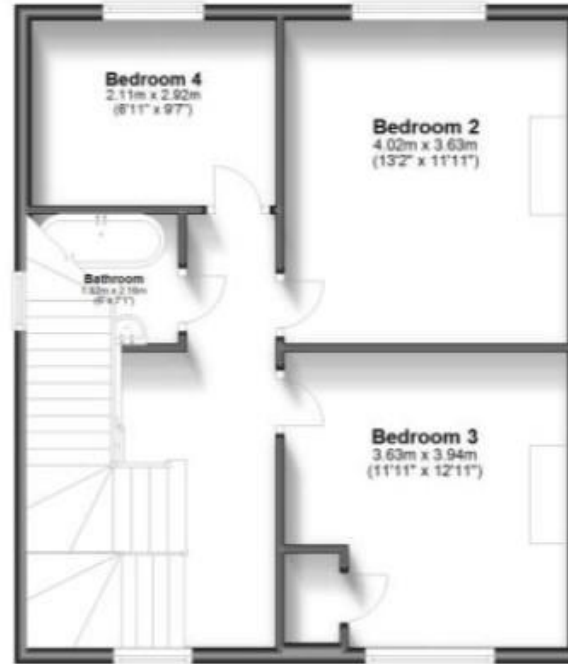
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

Ground Floor



First Floor

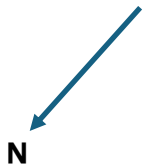


Second Floor



Approximate internal floor area: 1,668 sq.ft / 155sq.m

For layout guidance only



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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