



Borders Lane  
Etchingam, East Sussex, TN19 7AF  
Offers in excess of £850,000 Freehold

Wyatt  
Hughes

## BORDERS LANE, ETCHINGHAM, EAST SUSSEX, TN19 7AF

OFFERS IN EXCESS OF £850,000 FREEHOLD

Enjoying an idyllic countryside setting, this immaculately-presented 3-4 bedroom detached property offers spacious, contemporary living accommodation with eco benefits, surrounded by almost half an acre of well-maintained gardens.

The property is located on a sought-after lane on the outskirts of the popular village of Etchingham. With a beautifully-presented exterior, the home is approached via a private driveway with ample room for parking. Access through a part-enclosed entrance porch leads you into the centre of the property, where you'll find a spacious ground-floor hallway. From here, a number of doorways lead you into the downstairs living areas, including a cloakroom, separate utility room and a generous-sized front aspect-study/fourth bedroom.

The outstanding feature of this property is undoubtedly the open-plan kitchen, dining and living room, which benefits from superb views of the rear garden. Light and airy thanks to its dual-aspect pair of bi-folding doors, the dining space, opens out on the patio for that sought-after indoor-outdoor living. The dining area is complemented by a fresh and modern, neutral kitchen suite, where full-height larder cupboards offer maximum storage capacity allowing you to keep the Quartz worksurfaces and kitchen island clutter free. Featuring a Smeg double oven and integrated hob, the kitchen is ideal for entertaining and culinary occasions.

Meanwhile, the open-plan layout blends seamlessly into a more relaxed living area, where its wood-burning stove offers a cosy retreat. On the first floor are three well-portioned bedrooms, all offering exceptional farmland views. The master suite benefits from its own dressing room and en-suite shower room. Meanwhile, a family bathroom, finished to an exceptionally high standard, features a bathroom with skylight above, basin and WC.

- Fully refurbished in 2016
- Detached House
- Three/Four Bedrooms
- Open Plan Living
- Extensive Gardens & Driveway
- Close to mainline railway station
- Country Views
- Oil Central Heating with underfloor heating in the kitchen and dining room
- EPC D
- Council Tax D





GROUND FLOOR  
APPROX. FLOOR  
AREA 1025 SQ.FT.  
(95.2 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 693 SQ.FT.  
(64.4 SQ.M.)

Not to Scale. Produced by The Plan Portal 2023  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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