



Peter Buswell
Independent Family Estate Agents

Peter Buswell
Independent Family Estate Agents

Available With No Onward Chain In Etchingam

Guide Price £550,000

3 1 1



Guide Price £550,000 to £575,000

This charming three-bedroom semi-detached character cottage is nestled in the heart of Etchingham village, offering the perfect blend of countryside lifestyle yet easily accessible to urban facilities with Etchingham mainline train station just a short walk away.

Upon entering the entrance hall, you're greeted by the warm and inviting atmosphere of the cosy living room, complete with an open fireplace, perfect for unwinding on chilly evenings. The generous kitchen/breakfast room provides ample space for family dining, while the separate dining room offers an ideal setting for entertaining.

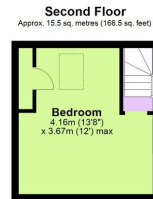
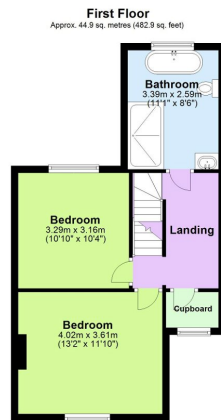
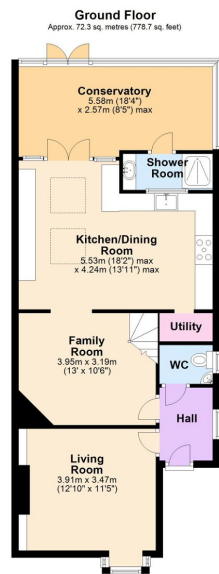
Ascending to the first floor, you'll find a modern bathroom featuring both a walk-in shower and a luxurious bath, providing a sanctuary for relaxation. Two well-appointed bedrooms offer comfortable retreats, each boasting its own unique charm. Ascend to the top floor to discover the third bedroom, offering privacy and far reaching countryside views to the rear, ideal for guests or as a home office space.

While retaining its characterful features, this property would benefit from some modernisation to truly unlock its full potential. Imagine updating the kitchen with contemporary fittings and fixtures, or upgrading the generous conservatory to sit and take in the countryside views.

Step outside to the beautiful rear garden, a peaceful space adjoining open fields, providing a picturesque backdrop for outdoor entertaining or quiet relaxation. With a garage and parking available, convenience is at your doorstep.

Don't miss the opportunity to make this enchanting cottage your own, where timeless character meets modern comfort in a central and naturally beautiful location. Schedule your viewing today and envision the possibilities of bringing this gem to its full glory with your personal touch.





Total area: approx. 132.7 sq. metres (1428.0 sq. feet)

- GUIDE PRICE £550,000 TO £575,000
- WITHIN WALKING DISTANCE TO ETCHINGHAM MAIN LINE TRAIN STATION
- IDEAL OPPORTUNITY TO MODERNISE TO OWN TASTE
- REAR GARDEN WITH VIEWS
- EPC RATING E
- THREE BEDROOM SEMI DETACHED HOUSE
- AVAILABLE WITH NO ONWARD CHAIN
- A GENEROUS KITCHEN/ DINER
- GARAGE & PARKING
- COUNCIL TAX BAND D

