



Peter

 Buswell
Independent Family Estate Agents

Walking Distance To Etchingam Main Line Station

£550,000

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Situated in the heart of the picturesque village of Etchingham, this charming four-bedroom semi-detached Victorian house offers the perfect blend of period character with modern comfort. Ideally located within walking distance of the mainline train station, this property provides an excellent balance between countryside living and convenient access to London.

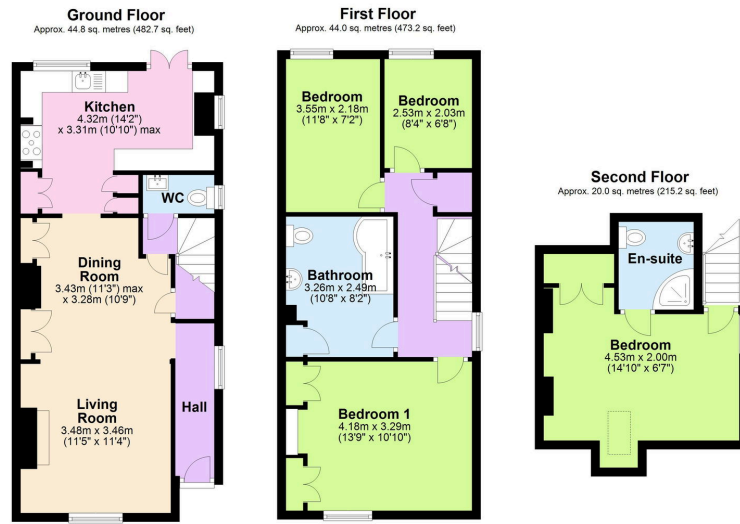
Upon entering, you are greeted by a welcoming entrance hall that exudes classic Victorian charm. The hallway leads onto the open plan living room, an ideal space for relaxing with family or entertaining guests, adjoining the living room is the modern fitted kitchen, both stylish and functional, with ample storage and built in contemporary appliances with a door leading out to the stunning 150ft rear garden, the garden is a true highlight, offering a peaceful retreat with a charming summerhouse equipped with Wi-Fi providing a versatile space that could serve as a home office/studio. A decked seating area is perfect for outdoor dining and entertaining, making the most of the tranquil setting.

On the first floor, you will find two well-appointed bedrooms—a spacious double and a comfortable single—alongside a versatile office space/bedroom four that is perfect for those who work from home. The family bathroom is thoughtfully designed, featuring modern fixtures and a stylish finish.

The entire second floor is dedicated to the principal bedroom suite, offering a luxurious and private retreat. This spacious room benefits from an en-suite shower room and enjoys picturesque views over the surrounding countryside, providing a peaceful haven at the top of the house.

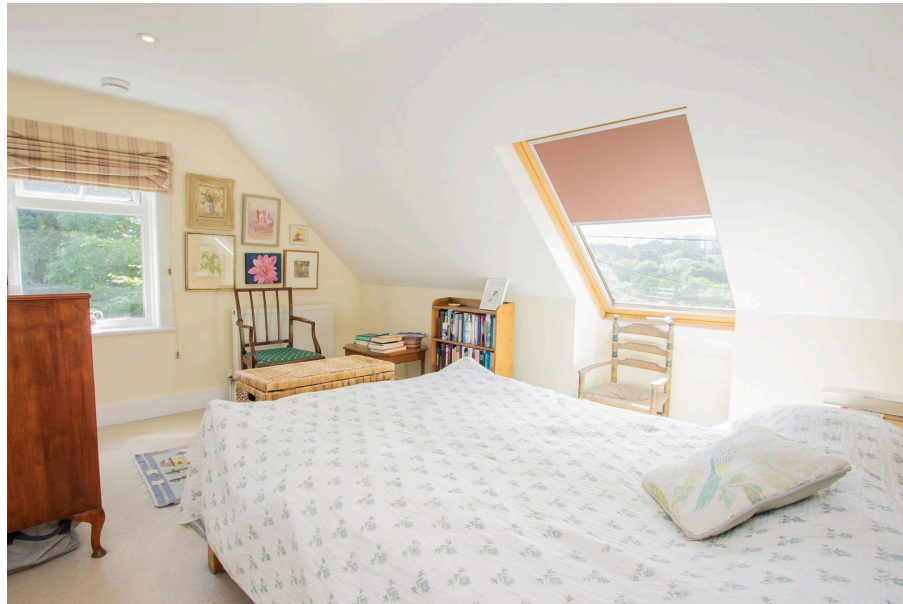
Parking is conveniently located to the front of the property, with steps leading up to the front door, enhancing the property's curb appeal. This delightful home truly offers the best of both worlds—Victorian elegance combined with modern living, all within the tranquil setting of Etchingham village. Don't miss the opportunity to make this beautiful house your home.





Total area: approx. 108.8 sq. metres (1171.0 sq. feet)

- SEMI DETACHED FOUR BEDROOM VICTORIAN HOUSE
- 150FT REAR GARDEN
- OFF ROAD PARKING
- BEAUTIFUL PERIOD FEATURES
- WALKING DISTANCE TO ETCHINGHAM MAIN LINE TRAIN STATION
- ACCOMMODATION SET OVER THREE FLOORS
- PRINCIPLE BEDROOM WITH ENSUITE ON TOP FLOOR
- EPC RATING
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		