



**Peter**  
**Buswell**  
Independent Family Estate Agents

Within Walking Distance Of Etchingham Train Station

£395,000

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A well-presented three-bedroom semi-detached home in the desirable village of Etchingham, just a short walk from the mainline train station with links to London and the coast.

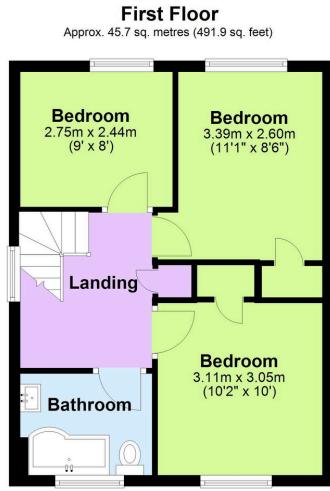
The front door opens into a welcoming entrance hall, providing access to a modern cloakroom and to the spacious open-plan living area. The living area is positioned to the front of the property, featuring a charming bay window and stylish wood-effect flooring. Flowing seamlessly from here, the dining area benefits from French doors that open onto the garden creating an ideal space for entertaining. Adjoining the dining area is the modern fitted kitchen boasting sleek cabinetry, wooden worktops, and a window overlooking the garden.

A staircase in the living area leads to the first floor, where two generous double bedrooms and a comfortable single bedroom are located. The beautifully appointed family bathroom includes a bath with an overhead shower, a contemporary floating sink, and a low-level WC.

The rear garden offers a perfect blend of relaxation and practicality, featuring a seating area, steps leading to a lawn bordered by flower beds, and a gated pathway to the single garage and two parking spaces.

This delightful home combines modern comforts with a prime location, making it a fantastic opportunity for buyers seeking village living with excellent transport links.





Total area: approx. 84.8 sq. metres (912.4 sq. feet)

- THREE BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN WITH A MODERN KITCHEN/DINING & LIVING AREA
- WITHIN WALKING DISTANCE OF ETCHINGHAM TRAIN STATION
- MODERN FITTED BATHROOM
- RECENTLY RENOVATED THROUGHOUT
- A PRETTY REAR GARDEN
- SINGLE GARAGE AND PARKING
- EPC RATING TBA
- COUNCIL TAX BAND D

