



Peter
Buswell
Independent Family Estate Agents

Walking Distance To Etchingam Train Station

£750,000

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Perfectly positioned in a sought-after location within easy walking distance of Etchingam mainline train station with direct links to London and the coast. This beautifully presented four-bedroom detached home offers the perfect blend of countryside village charm and convenient living.

Approached via a private driveway providing ample parking and a detached double garage, the home is set behind an attractive front garden with a pathway leading to the front door.

Step inside to a bright and spacious hallway that creates an immediate sense of welcome. From here, you'll find access to a downstairs WC, a separate formal dining room—ideal for entertaining—and a generously proportioned living room. This elegant living space benefits from a dual aspect, allowing natural light to flood in, and features French doors that open directly onto the tranquil rear garden.

The well-equipped kitchen, with views over the garden, includes an adjoining utility room and offers both practicality and style for modern family living.

Upstairs, there are four generously sized bedrooms, including a principal suite complete with a large en-suite bathroom. A modern family bathroom serves the remaining bedrooms.

Outside, the beautifully maintained wrap-around garden is a true highlight, offering lovely views across adjoining fields. It provides a peaceful retreat for relaxation or outdoor entertaining.





Total area: approx. 174.7 sq. metres (1880.6 sq. feet)

- FOUR BEDROOM DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNTRYSIDE VIEWS TO THE REAR
- WALKING DISTANCE TO ETCHINGHAM TRAIN STATION
- EPC RATING E
- DOUBLE GARAGE AND AMPLE PARKING
- SUNNY WRAP AROUND GARDEN
- ENSUITE TO THE PRINCIPLE BEDROOM
- LIGHT AND SPACIOUS ACCOMMODATION
- COUNCIL TAX BAND F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		