



Peter Buswell
Independent Family Estate Agents

Within Walking Distance Of A Train Station In Etchingam

Offers Over £400,000

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Situated in the picturesque and well-connected village of Etchingham, this delightful two-bedroom end-of-terrace home offers character, charm, and convenience—just a few minutes' walk from the mainline train station with direct links to London and the South Coast.

The property is approached along a pathway and front garden with off-road parking for two vehicles. The pathway leads to a welcoming upper-glazed entrance porch which leads on to a spacious living room, complete with a front-facing window and attractive fireplace housing a beautiful enamelled wood-burning stove, perfect for relaxing evenings. The staircase to the upper floors is also located in the living room, giving the space a warm and open feel.

The central dining room is filled with natural light thanks to its side windows and offers a second fireplace, providing a great setting for both everyday meals and entertaining. To the rear of the property, the kitchen is fitted with a range of wall and base units, and has a door that opens on to a utility room and cloakroom with an additional door leading out to the side and rear garden, ideal for summer dining or enjoying countryside views over the adjoining fields.

Upstairs on the first floor, you'll find a bright double bedroom with views to the front and a stylish fitted bathroom. From the landing, a staircase leads to the second floor where you'll discover a charming second bedroom, perfect as a guest room or a home office for those who work from home.

This wonderful home offers a rare opportunity to enjoy village life with excellent transport links, scenic surroundings, and period features throughout.





- TWO DOUBLE BEDROOM
END OF TERRACE HOUSE
- FITTED KITCHEN WITH
VIEWS OF THE REAR
GARDEN
- LARGE FIRST FLOOR
BATHROOM
- OFF ROAD PARKING
- EPC RATING E
- WELL PRESENTED
ACCOMMODATION OVER
THREE FLOORS
- TWO RECEPTION ROOMS
- LONG FRONT GARDEN
- EASY WALKING DISTANCE
TO ETCHINGHAM MAIN LINE
TRAIN STATION
- COUNCIL TAX BAND D

