



125

— YEARS OF —

**Lambert
& Foster**



2 THE BEECHES
LONDON ROAD, HURST GREEN, EAST SUSSEX, TN19 7PR



**Lambert
& Foster**

ETCHINGHAM STATION 1.5 MILES | TUNBRIDGE WELLS 15 MILES | GATWICK AIRPORT 47 MILES

2 THE BEECHES, LONDON ROAD, HURST GREEN, EAST SUSSEX, TN19 7PR

A five-bedroom semi-detached unlisted family home over three floors with parking for numerous cars in a convenient position in the village of Hurst Green, the garden overlooks farmland with far reaching views across to Heathfield and Brightling.

GUIDE PRICE £695,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this well presented five-bedroom semi-detached unlisted family home within the convenient location of Hurst Green. An ideal position for the commuter with Etchingham just 1.5 miles with services to London and Hastings, Hurst Green Primary School just a few minutes' walk, with state secondary schools in Wadhurst, Robertsbridge and Battle and the independent Marlborough House Vine Hall School close by.

The property was built in 1936 and benefits from 2,167 sq. ft of living space over three floors including, on the ground floor, kitchen/dining room, utility room, cloakroom and two sitting rooms. On the first floor you find four bedrooms, an ensuite shower room and a family bathroom. On the top floor you find a further bedroom and a bathroom.

Entering through the front door, to your left you find two open plan sitting rooms with a bay window to the front and French doors to the rear leading to a decked area. To the rear of the property, you find a large open plan kitchen/dining room. This wonderful, bright and spacious room benefits from a four oven Aga, tiled flooring, recessed spotlights and large, 3 panel sliding doors leading directly to the garden. Adjacent to the kitchen is a well-proportioned utility room and cloak room.

Taking the stairs to the first floor, you find four double bedrooms, a modern ensuite bathroom with shower over, and a large family bathroom with both a bath and an overhead shower. On the top floor you find a large bedroom and a separate bathroom with both bath and shower cubicle.



DESCRIPTION CONTINUED

Outside, the property is approached off the A21 through a gated entrance which leads to private parking for several cars. A large shed to the front of the house, with a new potting shed and smaller shed in the rear garden.

Walled steps lead from the large patio at the rear to the lawn with established shrubs and trees, two decked seating areas further down the garden to appreciate the farmland and far-reaching views.

- Five bedrooms
- Three bathrooms
- Large kitchen/dining/family room
- Ample parking
- Private garden with views
- Integral garage





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

2 The Beeches, London Road, Hurst Green, Etchingam,
TN19 7PR

Approximate Area = 2006 sq ft / 186.3 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 2167 sq ft / 201.2 sq m
For identification only - Not to scale





VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///GRADING.SHORTHAND.UNLEASHED

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas central heating

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band E **EPC:** D (61)

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations and partially peg tiled with tiled roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | [propertymark](http://propertymark.co.uk) naea | [propertymark](http://propertymark.co.uk)

PROPERTY PROFESSIONALS FOR 125 YEARS