



## 3 Mount Pleasant High Street, Etchingam

£375,000 Freehold

Characterful two-bedroom home in Etchingam with wood burner, sash windows and a flowing layout. L-shaped kitchen with garden access, WC and storage. Elevated rear garden with views, summer house and front parking



01424 772954  
info@ashtonstripp.co.uk  
33 High Street,  
Battle,  
TN33 0EH



Set behind a generous gravelled frontage, the approach to the house feels open and welcoming, with a path leading through the garden to the front door.

Step inside into the porch, where a red brick tiled floor sets the tone, before moving through into the living room. Positioned at the front of the house, this is a comfortable, settled space with a wood burner set within a fireplace, creating a natural focal point. A sash window looks out over the front garden, and there's useful storage tucked beneath the stairs, which rise ahead of you.

From here, the layout flows easily into the dining room. The same wood effect laminate flooring continues through, giving a sense of continuity, while a second fireplace and built-in storage add character and practicality. Another sash window brings in natural light, making this a space that works well for both everyday meals and more relaxed evenings.

To the rear, the kitchen opens out in an L-shape, with space for a dining table and a door leading directly into the garden. Fitted with wood-effect wall and base units, a stainless steel sink overlooking the garden, and tiled splashbacks, it's a functional and sociable room with space for appliances including a washing machine, dishwasher, fridge, freezer, and an electric oven with hob. Set within the rear section of the kitchen are a ground floor WC and a separate boiler room, both neatly positioned within the L-shaped layout.

Upstairs, the first bedroom sits to the front of the house. It's a well-proportioned room with stripped wooden flooring, a feature fireplace, built-in cupboards, and a panelled wall detail. The landing itself also includes useful storage and matching panelling.

The bathroom is a great size, finished with mosaic-style flooring and centred around a bath with a rainfall shower and separate handheld attachment. Aqua panel surrounds the bath and continues partway around the walls, complemented by a freestanding pedestal basin, WC, chrome towel rail, and a large airing cupboard.

The second bedroom is positioned to the rear and side, enjoying a dual outlook and far-reaching views. Fitted wardrobes provide ample storage, and the room is finished with a soft grey carpet.

Outside, the front garden offers driveway parking for two cars alongside lawn and planted borders, creating an attractive setting as you arrive. To the rear, the garden is arranged over levels, with steps leading up to a lawn and a patio area at the top. A summer house and shed sit within the garden, and the elevated position allows for open views. There's also side access and a log store.

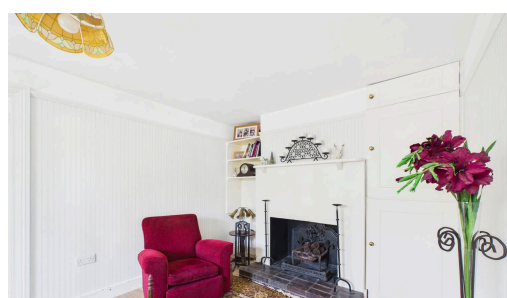
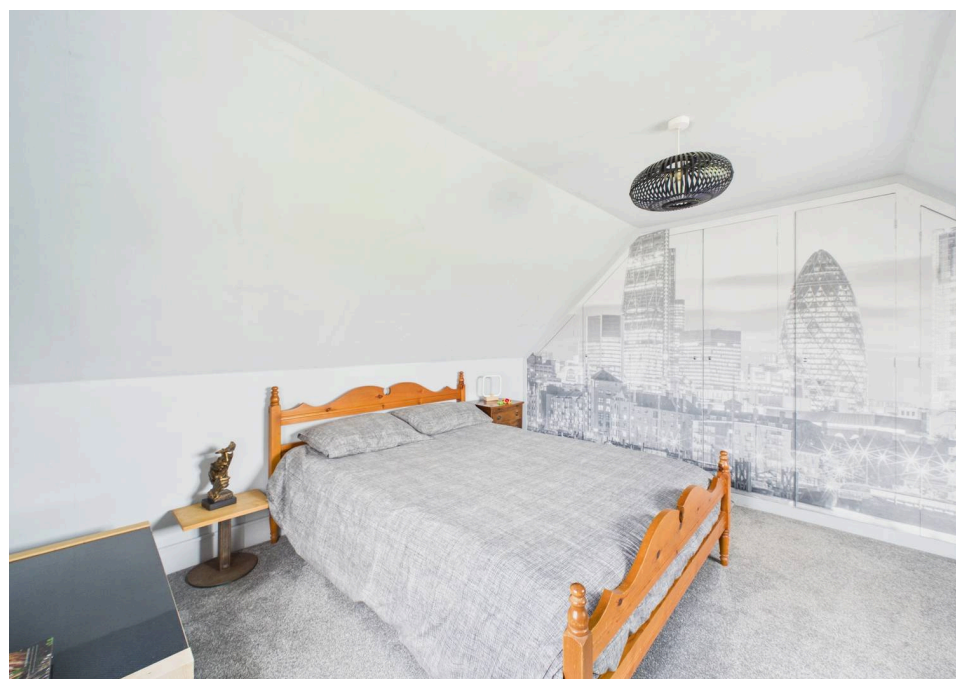
The property is served by oil-fired central heating.

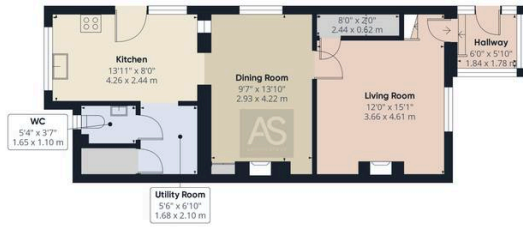


- Village location in Etchingham with mainline station
- Two-bedroom home with character features throughout
- Living room with wood burner and fireplace
- Separate dining room with second fireplace
- L-shaped kitchen with space for dining
- Ground floor WC and separate boiler/storage room
- Large bathroom with rainfall shower and aqua panelling
- Elevated rear garden with open views, summer house and shed
- Driveway parking for two cars to the front



Etchingham is a well-regarded East Sussex village surrounded by open countryside, offering a balance of rural setting and everyday convenience. The mainline station provides direct services to London, while the village itself has a primary school, local shop, pub and café. Nearby towns such as Robertsbridge, Battle and Hurst Green offer further amenities, with a wider choice of schooling, independent shops and access to the coast.





Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
1027 ft<sup>2</sup>  
95.4 m<sup>2</sup>

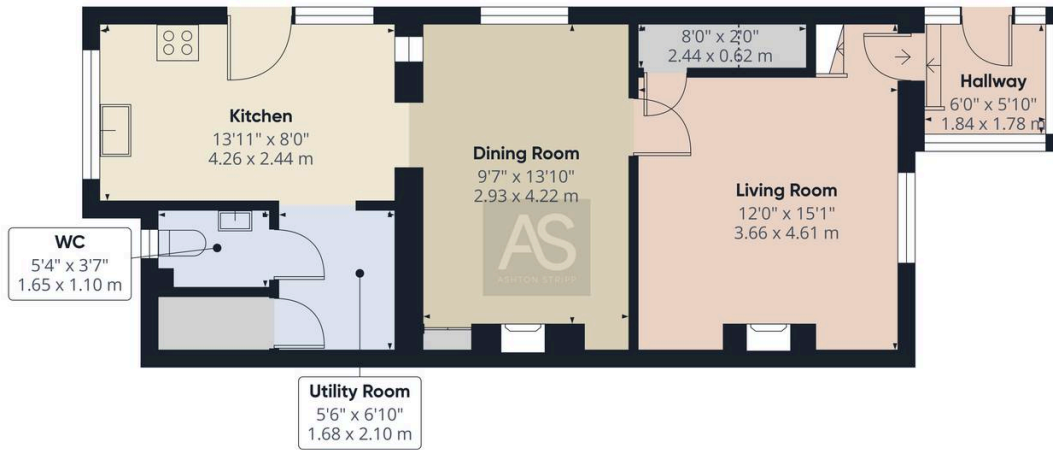
**Reduced headroom**  
33 ft<sup>2</sup>  
3.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 R/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0



**Approximate total area<sup>(1)</sup>**  
538 ft<sup>2</sup>  
50 m<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 R/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360