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 Buswell  
Independent Family Estate Agents

# High Street, Etchingam

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Within a central position in the charming village of Etchingham, this delightful four-bedroom detached house occupying approximately 1/4 of an acre and offers a rare opportunity to acquire a spacious family home with significant potential for expansion.

Benefiting from full planning permission (RR/2018/1551/P - Lapse but being resubmitted) for a double-storey rear extension to create an amazing five double bedroom house with a family bathroom and ensuite to the principle bedroom. An open plan kitchen/breakfast room downstairs with bi-folding doors out to the rear garden and a separate utility room, cloakroom, living room and a formal dining room.

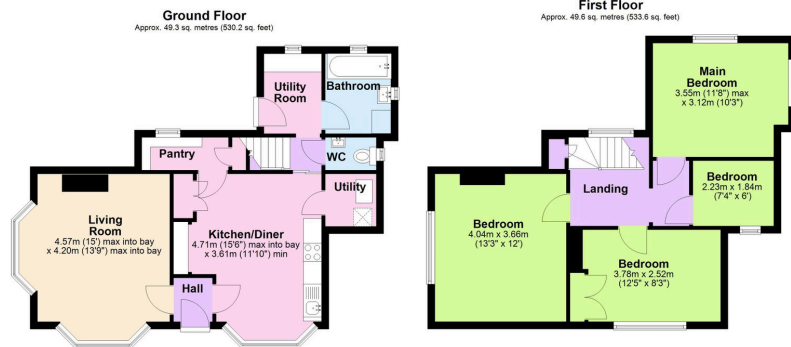
The front door opens on to an entrance that provides access to the main living areas. The generous living room is dual-aspect featuring attractive bay windows to the front and side that allow natural light to flood in. Exposed timber floorboards add character, and a beautiful fireplace with a Welsh slate mantle houses a wood-burning stove, creating a warm and welcoming atmosphere.

The kitchen/diner is an ideal space for family meals and entertaining, equipped with wall and base units, a built-in electric oven and hob, and a convenient walk-in larder. There is a bay window to the front. An entrance way from the kitchen leads to an inner hallway with access to a practical utility room, a well-appointed family bathroom and a cloakroom, enhancing the home's functionality. Stairs from the inner hallway ascend to the first floor.

The first floor hosts one single and three double comfortable bedrooms offering ample space for a growing family.

Externally, the property boasts a substantial rear garden, providing a private outdoor space perfect for relaxation, play, and outdoor entertaining. To the front, a generous driveway offers off-road parking for several vehicles.





- DETACHED FOUR BEDROOM HOUSE
- FULL PLANNING (RR/2018/1551/P – LAPSED – RESUBMITTED MAY 2026) - EXTENSIONS AND FIREPLACE WITH WOODBURNER
- A GENEROUS REAR GARDEN
- EPC RATING - AWAITED
- WITHIN WALKING DISTANCE OF ETCHINGHAM MAIN LINE TRAIN STATION
- OCCUPYING APPROXIMATELY 1/4 OF AN ACRE
- A KITCHEN/DINER WITH A LARDER CUPBOARD
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- COUNCIL TAX BAND E

