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Burgh Hill, Etchingam

3 2 1



Main Description

In the highly desirable location on Burgh Hill, this charming three-bedroom detached house offers a wonderful opportunity to create a personalised family home, all within walking distance of Etchingam train station.

The spacious entrance hall provides a welcoming introduction, leading to the principal living areas. The large, double-aspect living room features an inviting open fireplace with a decorative surround, creating a comfortable space to relax. The kitchen/dining room offers functional wall and base units, with a convenient door leading to the utility area, which includes base units and space for a washing machine and dryer, along with windows overlooking the garden.

The ground floor further benefits from two well-proportioned double bedrooms, one with an attractive bay window to the front and another with a peaceful rear aspect. A ground floor bathroom, complete with a panelled bath, wash hand basin, and WC, caters to convenience, alongside a separate WC.

Ascending to the first floor, you will discover an additional double bedroom, which could also serve as a versatile office space, and a further shower room featuring a corner shower unit, wash hand basin, and low-level WC, providing essential facilities.

Externally, the property boasts beautifully established gardens to both the front and rear. The large, private rear garden is thoughtfully planted with a variety of trees, shrubs, and flowers, offering a tranquil outdoor retreat. The front garden is laid to lawn with attractive flower borders. Parking is abundant with a driveway providing space for several vehicles and a single garage.





- DETACHED THREE BEDROOM HOUSE
- BEAUTIFUL ESTABLISHED GARDENS TO THE REAR AND FRONT
- GARAGE AND AMPLE OFF ROAD PARKING
- DOWNSTAIRS BATHROOM
- EPC RATING E
- WITHIN WALKING DISTANCE TO ETCHINGHAM TRAIN STATION
- HIGHLY DESIRABLE LOCATION ON BURGH HILL
- WOULD BENEFIT WITH SOME GENERAL UPDATING
- UPSTAIRS SHOWER ROOM
- COUNCIL TAX BAND E

