

High Street

Etchingham, Sussex, TN19 7AD

Guide price £725,000 Freehold

Wyatt Hughes

A beautifully improved four-bedroom detached family home in the sought-after village of Etchingham, offering spacious and versatile accommodation, a generous garden, double-width garage and excellent access to the mainline station and village primary school.

The current owners have carried out a comprehensive programme of improvements, creating a much smarter and more contemporary home throughout. A particular highlight is the impressive open-plan kitchen/dining room, formed by removing the dividing wall and fitting a stylish modern kitchen with extensive storage, integrated appliances and a central peninsula. Bi-fold doors open directly onto the rear garden, making this an excellent space for everyday family living and entertaining.

The spacious sitting room also overlooks the garden and features a fireplace, while glazed double doors lead through to a separate study, ideal for home working. A modernised utility room, cloakroom and integral access to the garage complete the ground floor.

Upstairs are four well-proportioned bedrooms. The principal bedroom benefits from extensive fitted wardrobes and a newly fitted en-suite shower room, while the remaining bedrooms are served by an attractive, updated family bathroom. The house has also been redecorated and re-carpeted throughout, giving it a clean, well-finished feel.

Outside, the property offers driveway parking and an integral double garage. To the rear is a good-sized garden with paved terrace, lawn and established planting, providing an attractive and private setting.

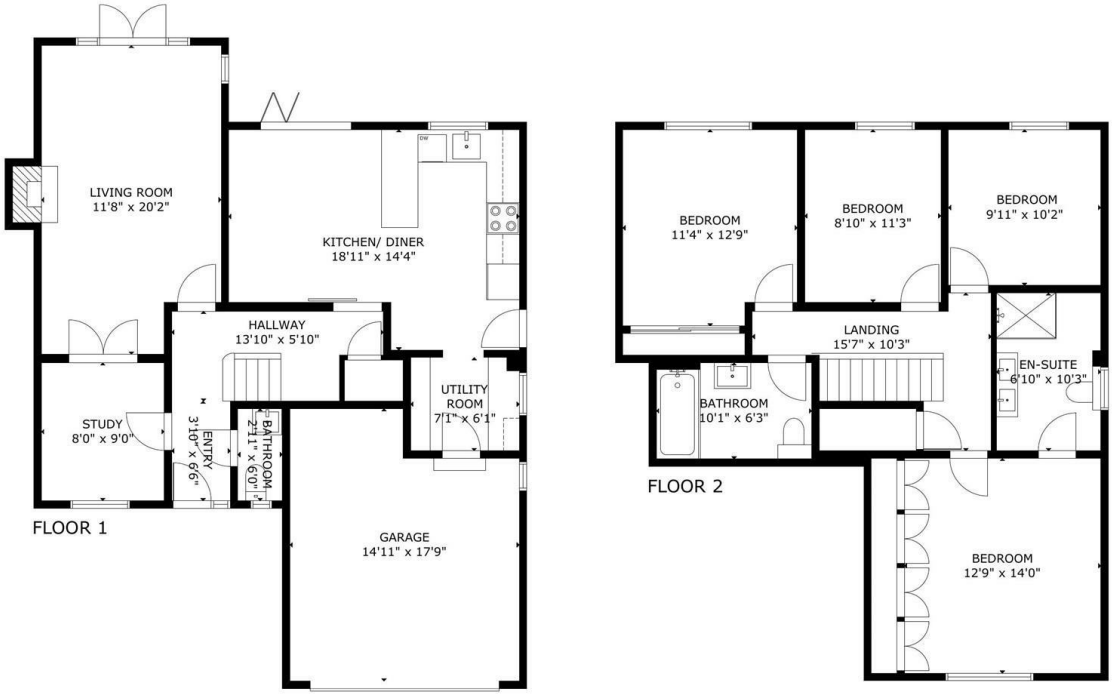
Chaileys is conveniently positioned within walking distance of Etchingham mainline railway station, with services towards London, as well as Etchingham Church of England Primary School and the heart of this popular East Sussex village

• Substantial four-bedroom detached family home • Beautifully improved and modernised throughout • Impressive open-plan kitchen/dining room with bi-fold doors • Spacious sitting room with fireplace • Principal bedroom with fitted wardrobes and stylish en-suite • Integral double garage and driveway parking • Good-sized rear garden with patio and lawn • Walking distance of Etchingham mainline railway station • Convenient for Etchingham Primary School and village amenities • Mains Electric, Water, Drainage & Oil Central Heating



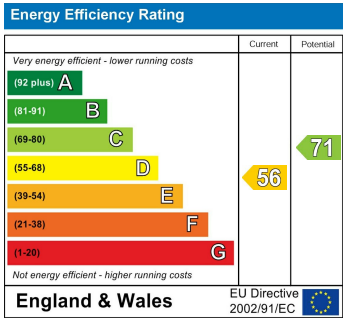


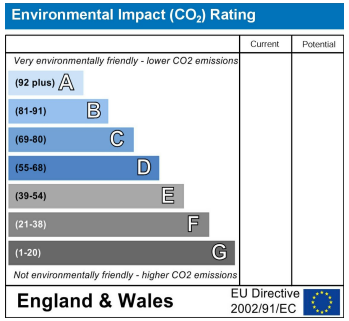




GROSS INTERNAL AREA
TOTAL: 1,608 sq.ft
FLOOR 1: 746 sq.ft, FLOOR 2: 862 sq.ft
EXCLUDED AREAS: GARAGE: 241 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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