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# Campbell's

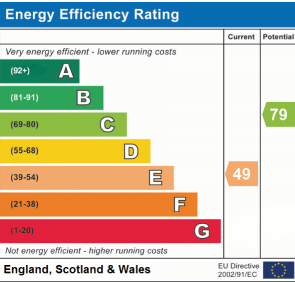
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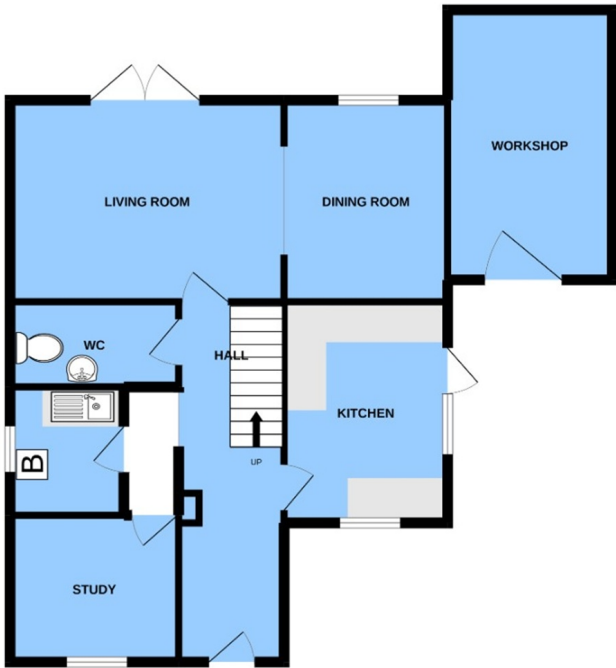
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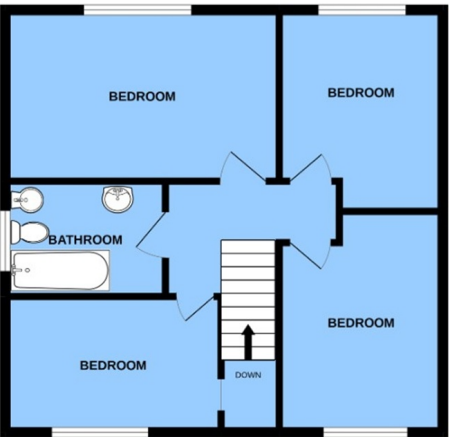
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GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq.ft. (123.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Spring Bank, Park Farm Close, Etchingham, East Sussex TN19 7DQ **£465,000 freehold**

Set in a convenient cul-de-sac location close to the centre of the village and mainline station this spacious detached 4/5 bedroom family home enjoys a south westerly aspect with views over the adjoining countryside, off road parking and a large workshop.

- |                      |                     |                     |                       |
|----------------------|---------------------|---------------------|-----------------------|
| Detached Family Home | 2/3 Reception Rooms | 4/5 Bedrooms        | South Westerly Aspect |
| Off Road Parking     | Garden              | Large Shed/Workshop |                       |



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## Description

A spacious 4/5 bedroom detached family home that is set in a convenient cul-de-sac location close to the centre of the village and within a short walk of the mainline station. The generous rooms are set out around a large reception hall, the kitchen provides space for a breakfast table and the living room opens into a dining room, both rooms enjoying views over the garden and beyond. There is an additional reception room/bedroom 5 and four double bedrooms to the first floor, two enjoying a lovely outlook over the adjoining countryside. There is off road parking and the garden enjoys a south westerly aspect with a large shed/workshop. Viewing is essential to appreciate both the space and position of this tucked away family home.

## Directions

From our office in Battle High Street proceed in a northerly direction on the A21 towards London. At the traffic lights in Hurst Green turn left onto the A265 and proceed into Etchingham turning left into Oxenbridge Lane and then right into Park Farm Close where the property will be found at the end of the cul-de-sac.

What3Words:///spotty.masts.costumed

## THE ACCOMMODATION

with approximate room dimensions is approached via a panelled door with outside light to:

### ENTRANCE HALL

20' 4" x 6' 2" (6.20m x 1.88m) with stairs rising to first floor with large under stairs recess, laminate flooring.

### KITCHEN

12' 8" x 9' 7" (3.86m x 2.92m) a double aspect room with glazed door to side, tiled floor and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with an integrated fridge and space and plumbing for a dishwasher. There is a fitted low level double oven and a good area of working surface incorporating a 4 ring hob with extractor fan above and a stainless steel sink with mixer tap and drainer. The kitchen provides space for a table and has a serving hatch through to dining room.

### STUDY/BEDROOM 5

9' 2" x 8' 5" (2.79m x 2.57m) with window to front.



### UTILITY ROOM

9' 2" x 7' 7" (2.79m x 2.31m) with window to side, housing the oil fired boiler. There is space and plumbing for appliances and a stainless steel sink unit with cupboard above.

### CLOAKROOM

with obscured window to side and fitted with a coloured low level wc and wash hand basin.

### LIVING ROOM

15' 9" x 11' 8" (4.80m x 3.56m) with sliding glazed doors leading to the patio with south westerly views. laminate flooring, a central open fireplace with hearth and wooden mantel, From the living room a wide arch opens through to

### DINING ROOM

11' 8" x 9' 7" (3.56m x 2.92m) with further window taking in the views and a serving hatch back into the kitchen.

### FIRST FLOOR LANDING

with loft access, airing cupboard with slatted shelves.

### BATHROOM

with window to side, part tiled walls and fitted with a panelled bath with shower and shower screen, low level wc, bidet and pedestal wash hand basin with mixer tap. Heated towel rail.

### BEDROOM 1

15' 9" x 8' 9" (4.80m x 2.67m) with window taking in the country views.



### BEDROOM 2

14' x 9' 7" (4.27m x 2.92m) with large window to front, vanity sink unit, built in wardrobe.



### BEDROOM 3

12' 6" x 8' (3.81m x 2.44m) with large window taking in views to the front, recess measuring 3' 9" x 3' 4" (1.14m x 1.02m) with shelving.

### BEDROOM 4

10' 5" x 9' 7" (3.18m x 2.92m) with window taking in country views.

## OUTSIDE

The property has double gates that lead to an area of parking with access to a large timber storage shed measuring approximately 15' 8" x 9' 6" (4.78m x 2.90m). The front garden is fence and hedge enclosed and to one side access leads to the shed and rear garden and to the other side there is access to the oil tank. The garden backs onto open countryside and is predominantly laid to lawn with a large area of paved patio.



**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.