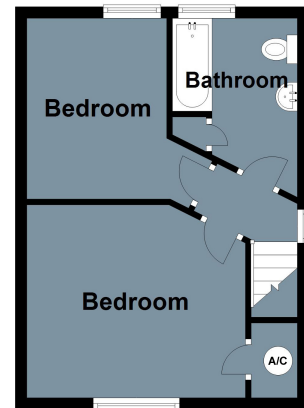


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Ground Floor
 Approx. 83.3 sq. metres (896.4 sq. feet)



First Floor
 Approx. 31.0 sq. metres (333.8 sq. feet)



Total area: approx. 114.3 sq. metres (1230.1 sq. feet)
 For illustration purposes only - not to scale



Dunsford Sheepstreet Lane, ETCHINGHAM, East Sussex TN19 7AY **£550,000 freehold**

This attractive semi-detached cottage occupies a delightful rural location fronting a country lane and adjoining open countryside. The property provides adaptable accommodation with two spacious reception rooms and three double bedrooms, one located on the ground floor with a separate shower room.

- Semi-Detached Cottage
- Established Gardens
- 2 Reception Rooms
- Rural Location
- 3 Bedrooms
- Adjoining Fields
- Off Road Parking
- Insulated Summerhouse

Description

Set in a desirable rural location between Etchingam and Ticehurst is this attractive semi-detached three bedroom cottage that has been extended to provide a large living room, bedroom and shower room. The two reception rooms are both of a good proportion, the dining room with an open fireplace and the living room with a gas fire. From the living room double doors open onto a patio with views over the adjoining countryside. To the first floor are two double bedrooms with a separate bathroom. Outside the property provides off road parking and established gardens that offer a great deal of privacy and extend into a lightly wooded area with a fully insulated and air-conditioned home office/summerhouse. Viewing is recommended to appreciate the flexible accommodation and wonderful rural setting.

Directions

From Etchingam station proceed west and after a short distance turn right into Church Lane and continue along bearing round the sharp left hand corner into Sheepstreet Lane. Proceed along where the property will be seen on the left hand side after about 1/2 mile.

What3Words:///cabinet.elections.villa

THE ACCOMMODATION COMPRISES

a panelled and glazed door to

RECEPTION HALL

10' 0" x 7' 1" (3.05m x 2.16m) with wide glazed sliding doors to a wall enclosed courtyard measuring 9' 6" x 7' 4" (2.90m x 2.24m), stairs lead to the first floor landing.

LIVING ROOM

15' 8" x 14' 0" (4.78m x 4.27m) a double aspect room with double doors opening onto the patio with views over the garden and beyond, central feature fireplace with real flame gas fire on marble hearth, air conditioning, door to

STUDY

6' 5" x 4' 0" (1.96m x 1.22m) with window to courtyard, fitted desk unit and shelving.

KITCHEN

12' 5" x 9' 0" (3.78m x 2.74m) with window to courtyard and fitted range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances. There is a large area of working surface incorporating a stainless steel sink with mixer tap and drainer and a double oven, Everhot stove.

DINING ROOM

15' 2" x 11' 2" (4.62m x 3.40m) a double aspect room with corner cupboard housing the fuseboard with shelving, central brick fireplace with tiled hearth, fitted cupboard and shelving to side.



BEDROOM

14' 1" x 10' 4" (4.29m x 3.15m) a double aspect room, fitted air conditioning unit, triple wardrobe.



SHOWER ROOM

with tiled floor, part tiled walls and fitted with a wet room shower area with shower screen, vanity sink unit, low level wc and heated towel rail. Under floor heating.

FIRST FLOOR LANDING

with window taking in views to the side.

BATHROOM

8' 9" x 7' 0" (2.67m x 2.13m) with window to front, part tiled and fitted with a white panelled bath with shower and shower curtain, vanity sink unit with mirror above, concealed cistern wc with heater and electric towel rail. A cupboard provides shelving.

BEDROOM

12' 4" x 11' 0" (3.76m x 3.35m) with large window taking in views to the rear, airing cupboard with slatted shelves and hot water tank.



BEDROOM

10' 1" x 8' 2" (3.07m x 2.49m) with window to front, fitted wardrobe and dressing table.

OUTSIDE

To the front of the property is an area of gravel parking and turning. The front garden is well planted and hedge enclosed with a gated access leading to the side and rear giving access to a coal bunker. The gardens open out to the side providing large areas of lawn interspersed with established flowerbeds boasting an array of plants, shrubs and specimen trees. The garden is predominantly hedge and fence enclosed and adjoins an open field. There is also a kitchen garden area with raised planters and a large GARDEN SHED measuring 9' 9" x 8' 0" (2.97m x 2.44m). The gardens extend out to a lightly wooded area of ground with a detached SUMMERHOUSE measuring 13' 5" x 9' 6" (4.09m x 2.90m) fully insulated with double glazed windows, electric heating, air conditioning and a railing enclosed veranda to the front with a bench.



COUNCIL TAX

Rother District Council
Band D - £2406 (2023/24)



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.