



**TO LET**

**NEAR ETCHINGHAM  
EAST SUSSEX**

Four Bedroom Detached Cottage - EPC E.  
Rural location with fine views over the surrounding countryside.  
Approximately 1.3 miles from Etchingham Station

Unfurnished

**£1,650 pcm**

## LOCATION

The Property is situated in an attractive rural location within the High Weald Area of Outstanding Natural Beauty but is nevertheless very accessible, being approximately 1.3 miles from Etchingham Station. Robertsbridge with local shopping facilities, pubs and mainline station is about 2 miles to the southeast, whilst the historic town of Battle is about 7 miles to the south. Tunbridge Wells with extensive shopping and entertainment facilities is about 18 miles to the north, whilst the coastal towns of Hastings and Bexhill are about 13 and 17 miles distant respectively.



## DESCRIPTION

The house is of weatherboard and brick elevations beneath a tiled roof. Approached over a private drive, the elevated position provides fine views to the south over adjoining fields. The accommodation, which benefits from oil fired central heating, briefly comprises:

### GROUND FLOOR

**Entrance Hall** with half turn staircase leading to first floor, under stair hanging cupboard and door to Cloakroom with W.C. and wash hand basin.

**Kitchen/Breakfast Room** (20'11x 9'10) A range of fitted units with cupboards, drawers and built in appliances including: fridge freezer and electric oven.

**Dining Room** (20'10 x 12'3) double aspect with inset ceiling lights, raised flooring at one end and doors leading to terrace.

**Sitting Room** (20'11 x 11'11) triple aspect and open fireplace.

### FIRST FLOOR

**Galleried Landing** with porthole window, airing cupboard housing hot water cylinder and electric immersion heater.

**Master Bedroom** (16'11 x 11'8) with large hanging cupboard and under eaves storage cupboards. En-suite Bathroom with bath and separate shower unit over, towel rail, pedestal wash basin and WC

**Bedroom 2** (11'11 x 8'1) with hanging cupboard.

**Bedroom 3** (8'11 x 12')

**Bedroom 4** (13'3 x 9'8) with hanging cupboard.

**Family Bathroom** with panelled bath and wall-mounted shower, washbasin, WC.

## OUTSIDE

The gardens surrounding the house are predominately laid to lawn, interspersed with a variety of shrubs and trees.

## OUTBUILDINGS

Double Garage (19'x 19')

## SERVICES

Mains water and electricity. Oil fired central heating. Private drainage

## OUTGOINGS

Rother District Council – Council Tax Band G

## TENURE

The property is offered to rent unfurnished for an initial period of 12 months which will continue thereafter until terminated by notice on either side. The property is let under an assured shorthold tenancy under the Housing Act 1988. The tenant will be responsible for all service costs including council tax

## DEPOSIT

A deposit in the sum of £1,900 will be required and held under the terms of the Deposit Protection Service.



## VIEWING

The landlord and their agents do not accept any responsibility for accidents or personal injury as a result of viewing whether accompanied or not. Viewings are strictly by appointment only with the sole agent BTF Partnership 01435 864455.

