

**RUSH
WITT &
WILSON**



**Anvil Cottage 3C Station Road, Etchingam, Sussex TN19 7PL
Offers In Excess Of £255,000**

Rush Witt & Wilson are delighted to welcome to the market this well presented 2/3 bedroom cottage conveniently located within walking distance to mainline railway station offering direct connection to London, shops and good local schooling.

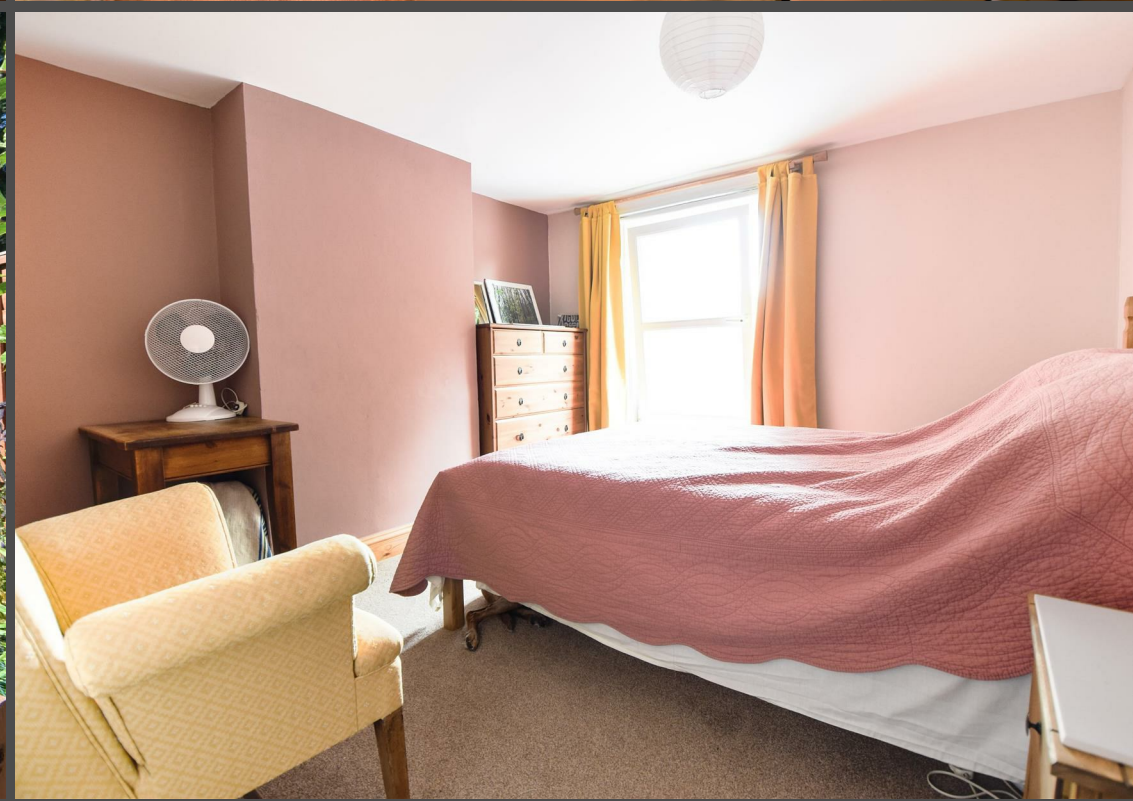
The property is well proportioned and comprises of lounge, which leads through into the dining area which is arranged semi open plan through into the kitchen. There is also a family bathroom, two bedrooms and a further occasional bedroom.

The property externally features a generous private and well maintained rear garden.

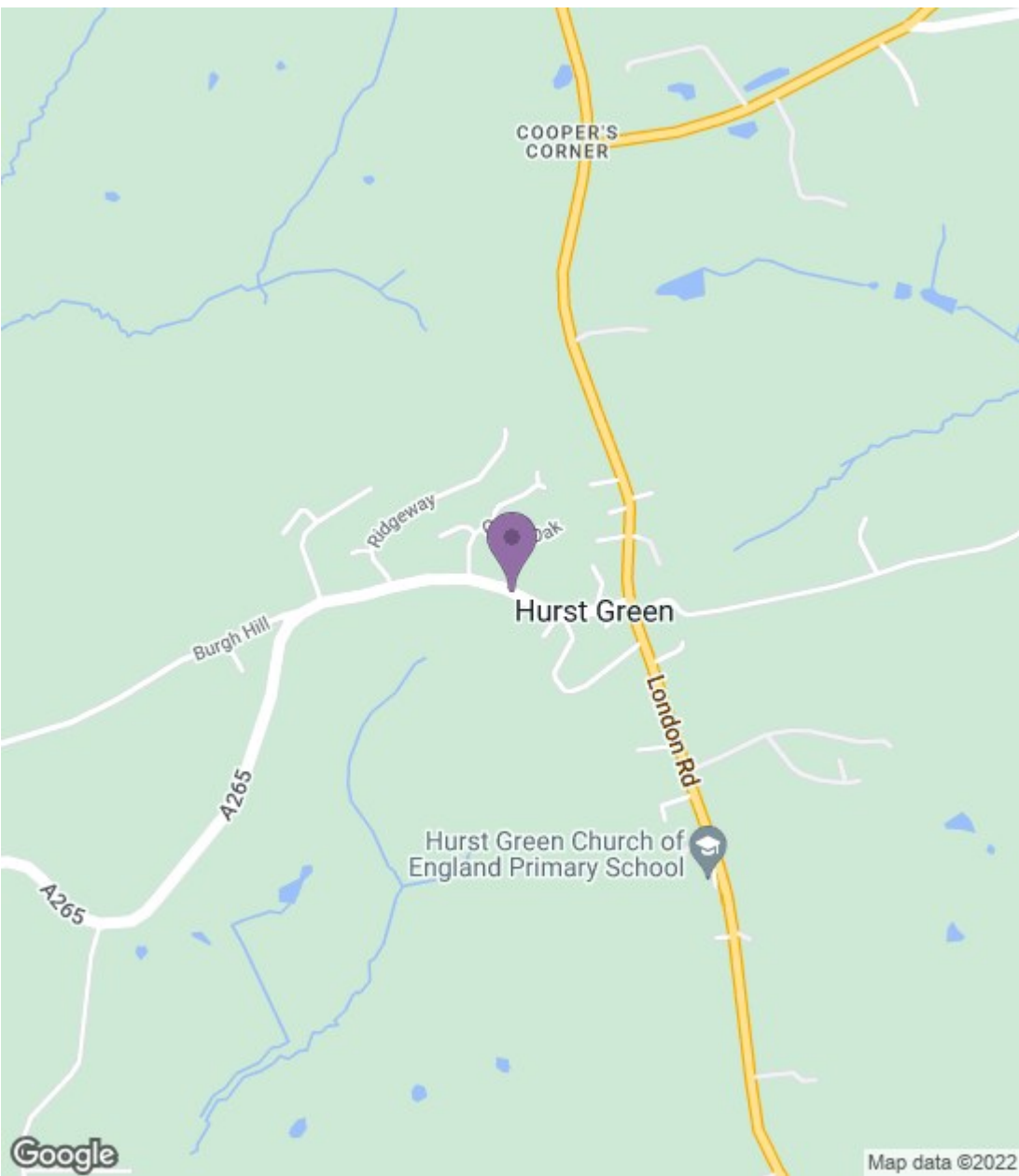
Early viewings come highly recommended for this highly desirable property.



Solid wood front door leading through into:	over stairs storage cupboard, radiator and laid to carpet.
Lounge Double glazed bay window to the front aspect, feature fireplace, engineered oak flooring, built in shelving and radiator.	Bedroom Double glazed window to the rear aspect, radiator, built in storage cupboard and laid to carpet.
Doorway leading through into:	Stairs leading to:
Dining Room The dining room is open plan to the kitchen via a large opening with stairs leading to the first floor. The dining room consists of a radiator, feature fireplace, tiled flooring, understairs storage cupboard and built in shelving.	Bedroom Floor to ceiling storage, Velux style window to the rear aspect and laid to carpet.
Kitchen Double glazed window to the rear aspect, continuation of the tiled flooring, wall mounted glow worm boiler, radiator and door through to the bathroom and out to the rear garden. (described later)	Outside Enclosed Rear Garden The rear garden consists of an Indian sandstone patio to the immediate rear of the property with an area of lawned garden with mature shrubs to either side. There is also a timber framed shed to the rear and gate providing access to the rear garden.
The fitted kitchen consists of a range of matching wall and base mounted units with work surfaces over and a tiled splash back, stainless steel sink with side drainer, double Indesit oven, inset ceramic hob with extract over, space and plumbing for washing machine and dishwasher.	Agents Note None of the services or appliances mentioned in these sale particulars have been tested.
Bathroom Double glazed opaque window to the rear aspect, low level w/c, radiator, heated towel rail, pedestal wash hand basin, panel enclosed bath with thermostatic shower over and vinyl tiled flooring.	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.
Bedroom One Double glazed window to the front aspect, large	Council Tax : Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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