



BRITISH
PROPERTY
AWARDS
2019

GOLD WINNER

ESTATE AGENT
IN HEATHFIELD

5, The Orchard, Etchingam, Sussex,
TN19 7AW

ROWLAND
GORRINGE

5,
The Orchard
Etchingam
Sussex
TN19 7AW

£595,000 Freehold

£595,000-£615,000

Situated in a small cul-de-sac within this popular village, just a short walk of open countryside, the London line rail station and village amenities including Post Office, Bistro, Butchers, Primary School and Social Club.

This well-presented and spacious home is ideal for multi-generation family living but is also flexible enough to double up for formal entertaining and has plenty of room for extended family and guests to stay. On the ground floor there is a welcoming semi-galleried entrance hall with cloakroom leading off and glazed double doors leading into the sitting room, a bright room with an attractive Gothic style polished stone fireplace, glazed double doors into the dining room and wide patio doors out into the modern double glazed conservatory which enjoys a southerly facing aspect. The dining room is surprisingly spacious and would easily accommodate a large table. The kitchen is fitted with a range of wall and base cabinets having granite trend stone worktops, composite sink and drainer, built in double oven, induction hob and free standing dishwasher and fridge. At one end of the room is a utility area with further base and wall cabinets, a Butlers sink and space for 2 further domestic appliances. The ground floor bedroom suite has a large double bedroom with dressing area having two sets of double wardrobes and en suite bathroom with bath and separate shower enclosure.

The first floor landing has access to a part-boarded loft space with power and light. There are three double bedrooms on this floor, the master with semi-vaulted ceiling and a pleasant outlook to the rear to distant countryside. There is a dressing area with double wardrobe and en suite shower room which has been fully updated to include floor and wall tiling, new suite including a large corner shower with remote control Aqualisa shower unit, wall cupboard with lighting and 2 heated towel rails. Another bedroom has a walk-in wardrobe/storage cupboard, with further access to eaves storage, whilst the third bedroom has an outlook to the front. Completing this floor is a family bathroom with tiled walls and floor and walk-in linen cupboard.

The front garden is set out for low maintenance, with driveway leading to double garage which has electric up and over door, personal door to back garden and fitted cupboards. together with oil fired boiler and space for fridge/freezer. The southerly facing back garden is larger than expected, enjoys a high degree of seclusion and has extensive paved patio areas for entertaining, flower borders, lawns and further sun terraces, one with adjoining pergola walkway with climbing roses, wisteria and vines. There is a large workshop with electricity connected

EPC RATING = D







5 The Orchard, Etchingam, TN19 7AW

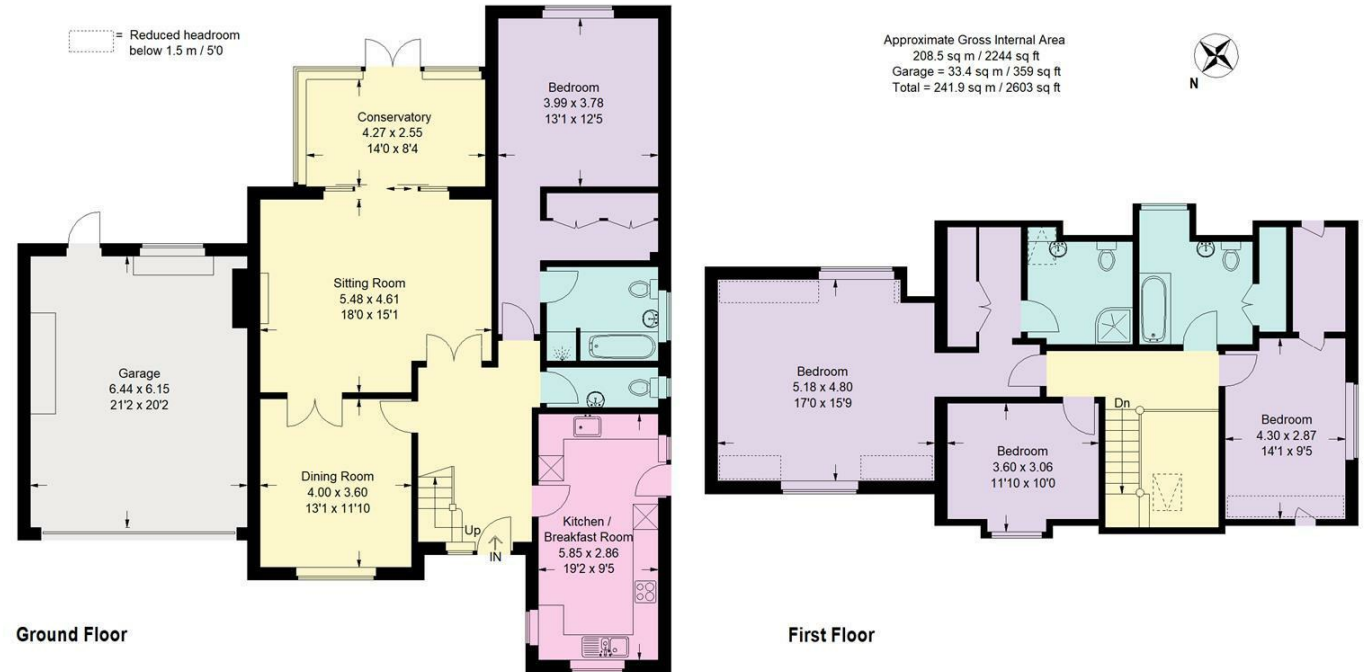


Illustration for identification purposes only. Measurements are approximate, not to scale. Imageplansurveys @ 2019

ROWLAND
GORRINGE

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