



# 125

— YEARS OF —

**Lambert  
& Foster**



**2 THE BEECHES**  
LONDON ROAD, HURST GREEN, EAST SUSSEX, TN19 7PR



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ETCHINGHAM STATION 1.5 MILES | TUNBRIDGE WELLS 15 MILES | GATWICK AIRPORT 47 MILES

## 2 THE BEECHES, LONDON ROAD, HURST GREEN, EAST SUSSEX, TN19 7PR

A five-bedroom semi-detached unlisted family home over three floors with parking for numerous cars in a convenient position in the village of Hurst Green, the garden overlooks farmland with far reaching views across to Heathfield and Brightling.

GUIDE PRICE £725,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to the market this well presented five-bedroom semi-detached unlisted family home within the convenient location of Hurst Green. An ideal position for the commuter with Etchingham just 1.5 miles with services to London and Hastings, Hurst Green Primary School just a few minutes' walk, with state secondary schools in Wadhurst, Robertsbridge and Battle and the independent Marlborough House Vine Hall School close by.

The property was built in 1936 and benefits from 2,167 sq. ft of living space over three floors including, on the ground floor, kitchen/dining room, utility room, cloakroom and two sitting rooms. On the first floor you find four bedrooms, an ensuite shower room and a family bathroom. On the top floor you find a further bedroom and a bathroom.

Entering through the front door, to your left you find two open plan sitting rooms with a bay window to the front and French doors to the rear leading to a decked area. To the rear of the property, you find a large open plan kitchen/dining room. This wonderful, bright and spacious room benefits from a four oven Aga, tiled flooring, recessed spotlights and large, 3 panel sliding doors leading directly to the garden. Adjacent to the kitchen is a well-proportioned utility room and cloak room.

Taking the stairs to the first floor, you find four double bedrooms, a modern ensuite bathroom with shower over, and a large family bathroom with both a bath and an overhead shower. On the top floor you find a large bedroom and a separate bathroom with both bath and shower cubicle.







## DESCRIPTION CONTINUED

Outside, the property is approached off the A21 through a gated entrance which leads to private parking for several cars. A large shed to the front of the house, with a new potting shed and smaller shed in the rear garden.

Walled steps lead from the large patio at the rear to the lawn with established shrubs and trees, two decked seating areas further down the garden to appreciate the farmland and far-reaching views.

- Five bedrooms
- Three bathrooms
- Large kitchen/dining/family room
- Ample parking
- Private garden with views
- Integral garage







FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

2 The Beeches, London Road, Hurst Green, Etchingam,  
TN19 7PR

Approximate Area = 2006 sq ft / 186.3 sq m  
Garage = 161 sq ft / 14.9 sq m  
Total = 2167 sq ft / 201.2 sq m  
For identification only - Not to scale







**VIEWING:** By appointment only. **Sussex Office:** 01435 873999

**WHAT3WORDS:** ///GRADING.SHORTHAND.UNLEASHED

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas central heating

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.rother.gov.uk](http://www.rother.gov.uk)

**COUNCIL TAX:** Band E **EPC:** D (61)

**FLOOD & EROSION RISK:**

Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevations and partially peg tiled with tiled roof



**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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