

ETCHINGHAM

EAST SUSSEX



Bugsell Mill Lane Etchingam East Sussex TN19 7QJ

Situated on the edge of the village of Etchingam and located down a private country lane, this delightful family home was built approximately 25 years ago and enjoys far reaching views over the surrounding countryside.

The gardens and grounds are laid predominantly to lawn interspersed with a number of mature trees, flower and shrub beds, an area of woodland and a natural pond. A gravel drive leads from the cart lodge, to a series of unconverted farm buildings. These outbuildings offer approx. 1,700sq.ft., ideal for conversion to holiday lets or used as workshops subject to the necessary planning permission.

- Family Home with Countryside Views
- Entrance Hall
- Double Aspect Sitting Room
- Dining Room leading to Conservatory
- Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- Three Double Bedrooms (One Ensuite)
- Boot Room and Utility Room
- Double Cart Lodge with Room Over
- Grounds of Approx. 1.3 Acres
- 1,700sq.ft. Unconverted Outbuildings
- Mainline Railway Station Nearby



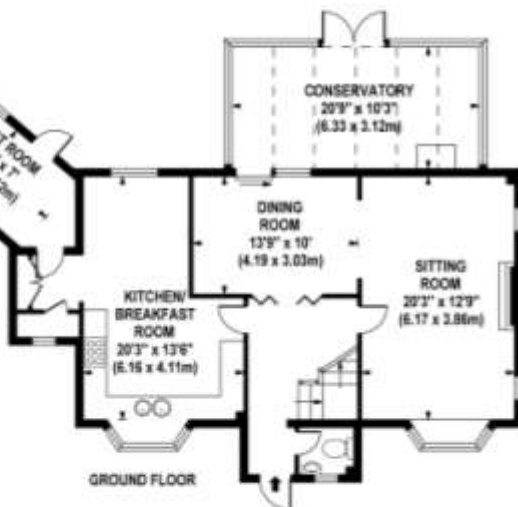






APPROX. GROSS INTERNAL FLOOR AREA 2564 SQ FT / 238 SQ M
 APPROX. GROSS OUTBUILDING FLOOR AREA 1729 SQ FT / 161 SQ M

NOT TO SCALE - For illustrative purposes only
 All measurements and volumes including drive and veranda are approximate and should be independently verified
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Energy Performance Certificate



Home Farm, ETCHINGHAM, TN15 7QJ

Dwelling type: Detached house
 Date of assessment: 06 October 2014
 Date of certificate: 06 October 2014
 Reference number: 9421-2898-7903-0704-6075
 Type of assessment: RdSAP: existing dwelling
 Total floor area: 193 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 4,428 |
| Over 3 years you could save | £ 903 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 450 over 3 years | £ 208 over 3 years | |
| Heating | £ 5,297 over 3 years | £ 2,589 over 3 years | |
| Hot Water | £ 681 over 3 years | £ 378 over 3 years | |
| Totals | £ 4,428 | £ 3,525 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by micro-generation.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measure | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Floor insulation | £600 - £1,200 | £ 290 | |
| 2 Low energy lighting for all fixed outlets | £130 | £ 148 | |
| 3 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 230 | |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/saveenergy or call 8000 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no cost to you.



SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. LPG for cooking.

Rother District Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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