



Land adjacent to the West of Little Hutchings Fontridge Lane Etchingham, East Sussex, TN19 7DD  
Guide price £100,000

Jack Charles have the pleasure of offering for sale this parcel of land extending to approximately 2.11 Acres TBV. The land which formally adjoined the neighbouring property has been used mainly as Accommodation Land since 1974 and we have been advised that odd occasion has been used for horses. The Land is enclosed by natural hedging to the front and part post and wire fencing to the remaining boundaries. There is access via a five bar gate from Fontridge Lane and there are no services connected to the land. The land is situated on the outskirts of the picturesque Village of Etchingham and is believed to be in an (AONB) Area of Outstanding Natural Beauty. We DON'T believe there is an opportunity for development.

- Field for sale
- Approx 2.11 Acres TBV
- Outskirts of popular village
- Accommodation Land
- Area Of Outstanding Natural Beauty
- Please See Brochure

## Viewing

Please contact our Jack Charles Tonbridge Office on 01732 75 75 80 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Aerial View



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

t: 01732 75 75 80 | e: [tonbridge@jackcharles.co.uk](mailto:tonbridge@jackcharles.co.uk) | [www.jackcharles.co.uk](http://www.jackcharles.co.uk)

Registered in England and Wales Company Number: 12336461 | Registered office: Castle Lodge, Castle Street, Tonbridge, TN9 8BA