



EPC: E

High Street, Burwash, Etchingam, TN19 7EU

Asking Price: £335,000



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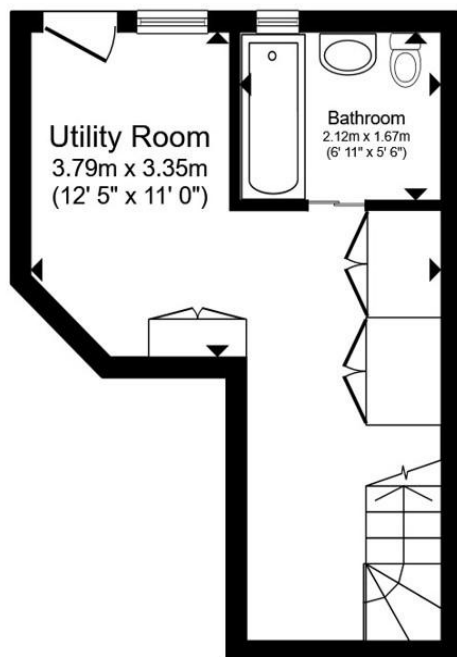
Nestled along the picturesque High Street in the heart of Burwash Village, this charming two-bedroom mid-terraced Victorian cottage offers deceptively spacious and versatile accommodation arranged over three floors, complemented by a wonderful mature rear garden and far-reaching rural views.

The accommodation comprises an inviting sitting room leading through to a kitchen/breakfast room enjoying attractive views over the rear garden. The first floor provides two generous double bedrooms and a charming shower room, whilst the lower ground floor offers a useful utility room, additional bathroom and direct access to the garden.

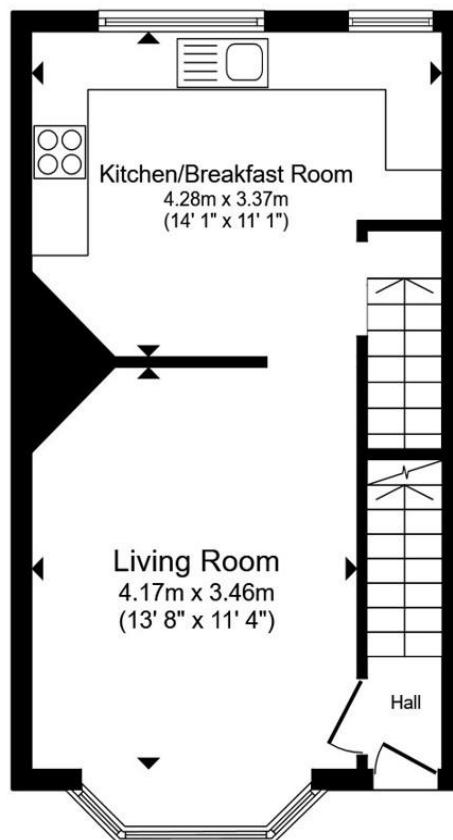
A particular feature of the property is the extensive cottage-style rear garden, arranged over a series of gentle terraces and extending to an impressive length. Thoughtfully landscaped, the gardens enjoy a variety of seating and entertaining areas, surrounded by established flower and shrub borders. Immediately adjoining the property is a large sun terrace, ideal for al fresco dining, with further seating areas, a pond, climbing plants and mature planting creating a delightful and private outdoor environment.

Offering much more than first meets the eye, the property also presents exciting potential for further enhancement, including the possibility of converting the attic space, subject to the necessary consents.

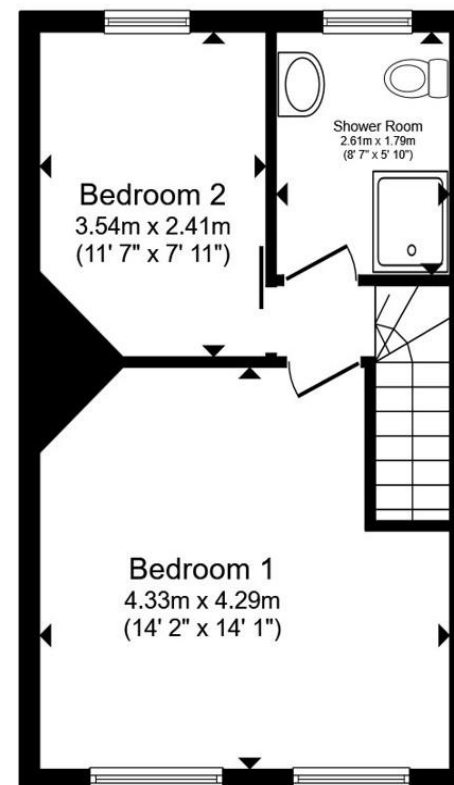




Lower Ground Floor



Ground Floor



First Floor

Total floor area 88.3 m² (950 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io





Council Tax Band: C

Tenure: Freehold

Location:

The High Street of Burwash has a well stocked general store, a post office/newsagent, a long established butcher, florist, hairdressers and petrol station. Also on the high street are two pubs, a tea shop, doctor's surgery with a large free car park alongside. The outstanding Ofsted rated local primary school and Bateman's (National Trust home of Rudyard Kipling) are just a few minutes' walk. The market town of Heathfield is approximately 6 miles to the west providing a further range of outlets, including several supermarkets. A mainline rail station is only three miles away at Etchingham, providing good commuter services to London on the Charing Cross line and Cannon Street.

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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