

**For Sale**

**Heathfield Road, Burwash Weald, Etchingham, TN19 7LB**



**£350,000**

### **3 bedroom Detached**

- ✓ Immaculate 3 Bedroom Detached House
- ✓ Large, Modern Kitchen/Dining Room
- ✓ Sitting Room
- ✓ Private and enclosed good sized Garden
- ✓ Off-road Parking for 3 vehicles
- ✓ Single Garage
- ✓ Lapsed PP for Bedroom with En-suite
- ✓ Views



## Description

An immaculate, extended and improved detached house with accommodation providing entrance porch, hallway, cloakroom, large kitchen/dining room, sitting room, 3 bedrooms and a family bathroom. There is off-road parking for 3 vehicles and a single garage, front garden and a good sized enclosed rear garden. The property benefits from gas central heating and UPVC double glazing.

AGENTS' NOTE: There is lapsed Planning Permission for a master bedroom with en-suite shower room above the garage, offering scope for further extension.

Council Tax Band D - 2019/2020 £1,949.35

### SERVICES

Mains gas

Mains drainage

Water meter

## Location

Situated in the centre of the sought-after village of Burwash Weald with views across the countryside. The village of Burwash with its range of shops and amenities catering for most day to day needs is about 2 miles away. The market town of Heathfield with more extensive shopping and banking facilities is about 4 miles away. Burwash has a well regarded primary school and there is primary and secondary schooling available in Heathfield. More extensive shopping and leisure facilities can be found at Tunbridge Wells which is about 10 miles away. The coast at Eastbourne is about 15 miles away.

Mainline railway stations are at Etchingham and Stonegate both of which are about an 8 minute drive away and have regular services to London in just over an hour on the Charing Cross/Cannon St. line.

## Ground Floor

**Entrance Porch** - UPVC front door, windows to the side.

**Hallway** - Pedestrian door to the garage, stairs rising to the first floor.

**Kitchen/Breakfast Room** - 17'06" x 14'06" A bright and spacious room with ample range of modern and attractive wall and base units with solid wood worksurfaces over, stainless steel sink and drainer unit with mixer tap, built-in electric oven with inset electric hob and extractor over, space and plumbing for slimline dishwasher, open-plan to the spacious dining area, feature multi-fuel stove, space for ridge/freezer, UTILITY cupboard with space and plumbing for washing machine, part-tiled walls, windows and patio doors to the rear garden.

**Sitting Room** - 14'02" x 11'01" Gas fire with back boiler in wooden mantle and surround, views across the countryside to the front.

**Cloakroom** - Low level W.C. and wall-mounted wash handbasin,





obscure window to the side.

## First Floor

**Landing** - Airing cupboard housing hot water tank, hatch to fully boarded loft accessed via a pull down ladder, light connected.

**Bedroom 1** - 11'01" x 10'06" Window to the front with far-reaching views.

**Bedroom 2** - 12'11" x 7'01" Window overlooking the rear garden.

**Bedroom 3** - 7'08" x 6'06" Window to the front with far-reaching views.

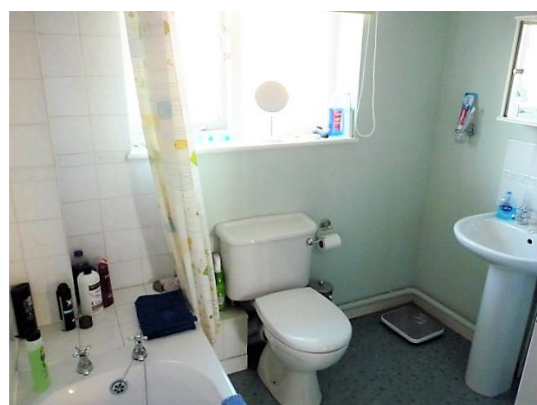
**Family Bathroom** - 7'03" x 7'0" White suite comprising low level W.C., pedestal wash handbasin, bath with electric 'Triton' shower over, heated towel rail, part-tiled walls.

## Exterior

**Front Garden and Parking** - Driveway providing off-road parking and leading to the single garage with up and over door, light and power connected. Further carport to the rear. Area of front lawn with specimen Magnolia tree and leading to the entrance porch.

**Rear Garden** - Private and enclosed landscaped rear garden, mainly laid to lawn with feature shrubs and plants, pea shingle seating area, garden store, outside tap.

**Disclaimer:** We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate.







## Floorplans



## Energy Efficiency and Environmental Impact

