



SPRING COTTAGES, HEATHFIELD ROAD  
BURWASH COMMON - GUIDE PRICE £450,000 - £475,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# 1 Spring Cottages

Heathfield Road, Burwash Common,  
Etchingam, TN19 7LU

**Entrance Hall - Cloakroom - Spacious Dining Room - Large  
Sitting Room Enjoying Far Reaching Views - Kitchen -  
Landing - 4 Bedrooms - Family Bathroom With Bath &  
Separate Shower Cubicle - Large Garden -  
Off Street Parking For A Number Of Vehicles -  
Far Reaching Countryside Views**

An attractive and well proportioned 4 bedroom semi detached cottage built circa 1900. The accommodation features spacious living room with open fire, large dining room, downstairs cloakroom, 4 bedrooms and a generous family bathroom with bath and separate shower. There is a large garden to the side and rear with far reaching views across the Sussex countryside and driveway providing parking for a number of vehicles. NO ONWARD CHAIN.

## **ENTRANCE HALL:**

Front door with leaded light double glazed window. Wooden flooring. Radiator.

## **CLOAKROOM:**

Double glazed window. WC. Pedestal wash basin. Wooden flooring. Radiator.

## **DINING ROOM:**

Double glazed windows. Under stairs storage cupboard. Wooden flooring. Radiator.



**SITTING ROOM:**

Dual aspect with double glazed window to the side and double glazed French doors enjoying far reaching countryside views and opening onto raised decking. Large sitting room with working open fire with grate and stone hearth. Wooden flooring.

**KITCHEN:**

Double glazed window overlooking the rear garden and with far reaching views across the Sussex countryside. Laminate worktop with inset stainless steel sink. Matching wall and base cupboards. Space for washing machine, fridge, freezer, slimline dishwasher and cooker. Inset spotlights. Beamed ceiling. Radiator.

**STAIRS TO THE LANDING:**

Access to the loft. Wooden flooring.

**BEDROOM ONE:**

Dual aspect with double glazed windows with far reaching views across the Sussex countryside. Wooden flooring. Radiator.

**BEDROOM TWO:**

Dual aspect with double glazed windows. Wooden flooring. Radiator.

**BEDROOM THREE:**

Double glazed windows with far reaching views. Built in cupboard. Wooden flooring.

**BEDROOM FOUR:**

Double glazed window. Wooden flooring. Radiator.

**FAMILY BATHROOM:**

Double glazed windows. Roll top bath with chrome mixer taps and handheld shower attachments. Shower cubicle with thermostatic shower. WC. Vanity unit with stone sink and cupboard under. Chrome heated towel rail. Coved ceiling. Wooden flooring.



### OUTSIDE:

The property is approached via a driveway providing parking for a number of vehicles. There are gardens to the rear and side mainly laid to lawn with mature shrubs, fruit trees and hedging. A Summer house, timber storage shed and timber decking enjoying views.

### SITUATION:

This popular hamlet is extremely well placed within 3 miles distant of Stonegate rail station with service of trains to London and the beautiful and historic village of Burwash which provides shopping facilities for day-to-day needs and a popular primary school coupled with traditional Inns. It is approximately 3 miles from the town of Heathfield which provides a fine range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 15 miles distant with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 35 and 45 minutes drive respectively.

**TENURE:** Freehold

**COUNCIL TAX BAND:** E

**VIEWING:** By appointment with Wood & Pilcher 01435 862211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

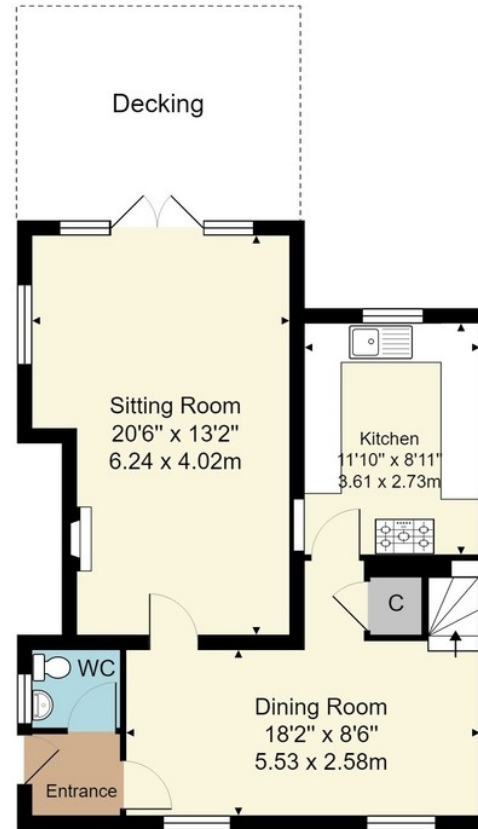


27 High Street, Heathfield,  
East Sussex, TN21 8JR

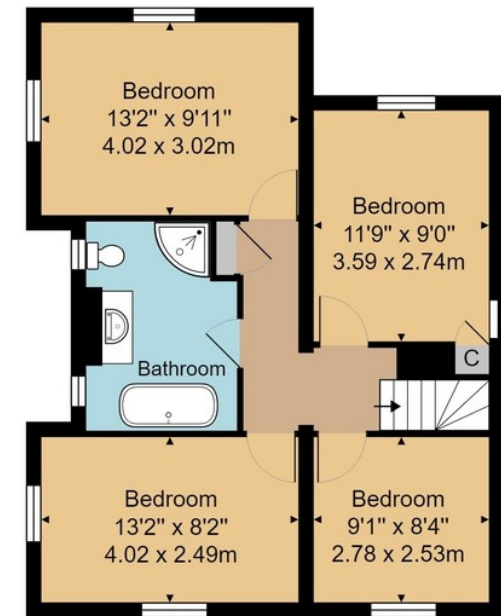
**Tel: 01435 862211**

Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1225 ft<sup>2</sup> ... 113.8 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.