



SHRUB LANE

BURWASH - GUIDE PRICE £375,000 - £400,000



WOOD & PILCHER
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SHRUB LANE

2 Shrub Lane

Burwash,
Etchingam, TN19 7BL

**Storm Porch - Entrance Hall - Sitting Room - Dining Room -
Kitchen - Lobby/Utility - Cloakroom - First Floor Landing -
2 Bedrooms - Family Bathroom - Second Floor -
Further Bedroom - Large Rear Garden With
Brick Storage Shed**

An attractive 3 bedroom semi detached house built circa 1900 and conveniently situated just a short walk from Burwash Village High Street. The accommodation features 2 separate reception rooms, kitchen, lobby/utility and downstairs cloakroom plus a large garden to the rear. Etchingam Railway Station is approximately 2.5 miles distant providing easy access to London.

STORM PORCH:

Quarry tiled floor.

ENTRANCE HALL:

Radiator.

SITTING ROOM:

Double glazed window. Radiator.

DINING ROOM:

Double glazed window. Feature fire surround with cast iron insert.
Under stairs storage cupboard. Radiator.



KITCHEN:

Double glazed window and double glazed door leading to the garden. Range of cream fronted matching wall and base cupboards. Laminate worktops with inset one and a half bowl stainless steel sink. Inset 4 burner gas hob with oven under and filter hood above. Part tiled walls. Space for upright fridge freezer and washing machine. Tiled floor. Inset spotlights.

LOBBY/UTILITY:

Tiled floor. Laminate worktop.

CLOAKROOM:

Window. WC. Tiled floor.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Double glazed window.

BEDROOM:

Double glazed window overlooking the rear garden. Fitted wardrobe with cupboard under. Radiator.

FAMILY BATHROOM:

Panel enclosed bath with thermostatic shower over. WC. Pedestal wash basin. Part panelled wall. Part tiled walls. Chrome heated towel rail. Inset spotlights. Cupboard housing the boiler with shelving under.

BEDROOM:

Double glazed window. Ornamental fire surround.

STAIRS TO SECOND FLOOR BEDROOM:

Double glazed window. Range of built-in wardrobes with shelving to the side. Access to the eaves. Radiator.

OUTSIDE:

There is a paved garden to the front. The rear garden has a block set patio area, large decking area, brick built storage shed, large lawned area with shrubs and trees, side gate and outside tap.



SITUATION:

The property is situated in this beautiful English village that enjoys historic links to Rudyard Kipling including Batemans Country House. The village provides shopping facilities for day-to-day needs and a popular primary school coupled with traditional Inns. The market town of Heathfield is approximately 6 miles distant and 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 14 miles distant with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 30 and 45 minutes drive respectively. Etchingam Station is only 5 minutes drive with a service of trains to London.

TENURE:

Freehold

COUNCIL TAX BAND:

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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.



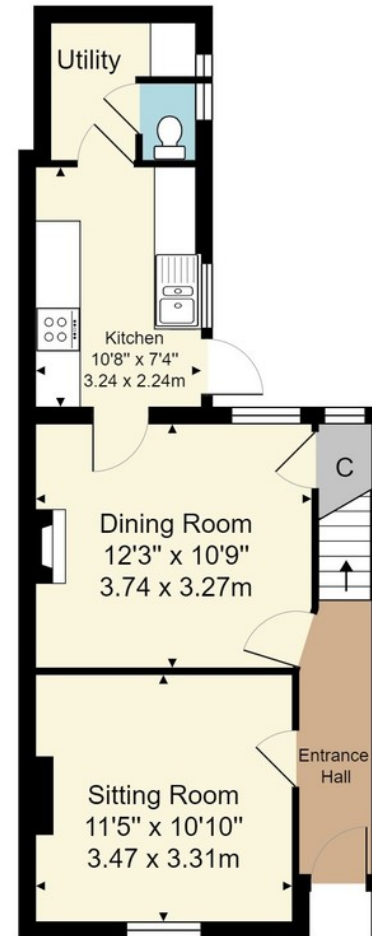
27 High Street, Heathfield,
East Sussex, TN21 8JR

Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk

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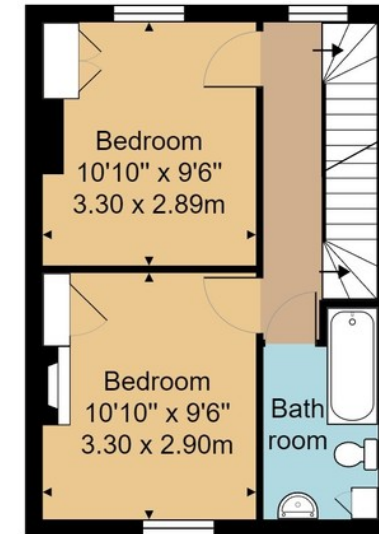
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Ground Floor



Second Floor



First Floor

Approx. Gross Internal Area 966 ft² ... 89.7 m²

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.