

CORONATION COTTAGES, HAM LANE

BURWASH - £330,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

8 Coronation Cottages

Ham Lane, Burwash,
Etchingam, TN19 7ER

**Covered Entrance Porch – Sitting Room –
Kitchen/Breakfast Room – Ground Floor Bathroom -
Stairs to First Floor Landing – 2 Bedrooms Plus Boarded &
Carpeted Attic Space – Gardens To Front, Side & Rear**

A 2 bedroom semi detached cottage offering no onward chain and immediate vacant possession situated in this tucked away location only a short stroll from the historic village high street of Burwash. The property offers sitting room, kitchen/breakfast room with integrated kitchen appliances, ground floor bathroom, 2 first floor bedrooms, useful boarded attic space and gardens to the front, side and rear. Viewing recommended.

COVERED ENTRANCE PORCH:

Tiled flooring to double glazed panelled front door into:

SITTING ROOM:

A double aspect room with double glazed windows to front and side. Timber effect flooring. Feature fireplace with painted surround and brick hearth. Recessed ceiling downlighters. Exposed timber panelled door to useful shelved storage cupboard. Radiator. Timber panelled door to:

KITCHEN/BREAKFAST ROOM:

Double aspect room with double glazed windows to side and rear and further door giving access to the garden. Range of modern marble effect worktops incorporating inset sink and drainer with mixer tap over and range of painted shaker influence cupboard and drawers below and over incorporating inset stainless steel brush fronted Lamona oven/grill with 4 ring gas hob and extractor hood with light over. Washing machine, fridge and dishwasher with matching front panel. Cupboard housing the gas fired central heating boiler. Timber effect flooring. Recessed ceiling downlighters. Radiator. Timber panelled door to:



GROUND FLOOR BATHROOM:

Obscure double glazed window to rear. Fitted with a white suite with chrome effect fittings comprising low level WC, pedestal wash basin with tiled splashback and panelled bath with antique style mixer tap and shower attachment over. Further tiling to walls. Vinyl flooring. Shavers point. Extractor fan. Radiator.

STAIRCASE RISES TO A FIRST FLOOR LANDING:

Doors to:

BEDROOM ONE:

Double glazed window to side. Dado rail. Radiator.

BEDROOM TWO:

Double glazed window to side. Door to airing cupboard housing hot water tank with shelf over. Radiator. Timber ladder style staircase provides access to:

USEFUL BOARDED AND CARPETED ATTIC SPACE:

Velux window to rear providing views over rooftops to distant countryside.

OUTSIDE:

The front of the property enjoys a high level hedge with gate providing access to the front door and a paved pathway leading to a useful side area with further areas of lawn to a rear garden which is predominately laid to lawn being hedge enclosed.

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:

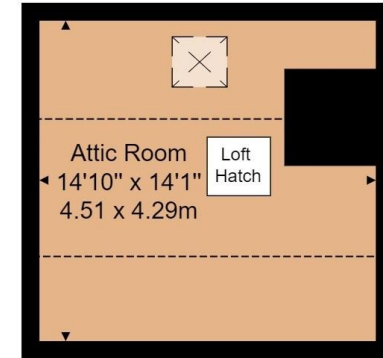
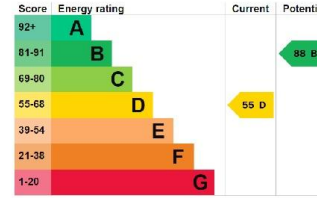
Freehold

COUNCIL TAX BAND:

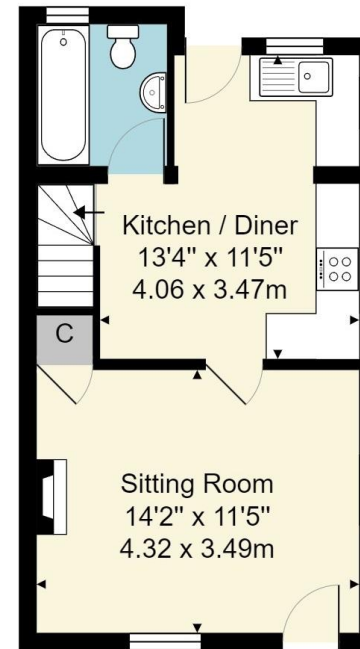
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VIEWING:

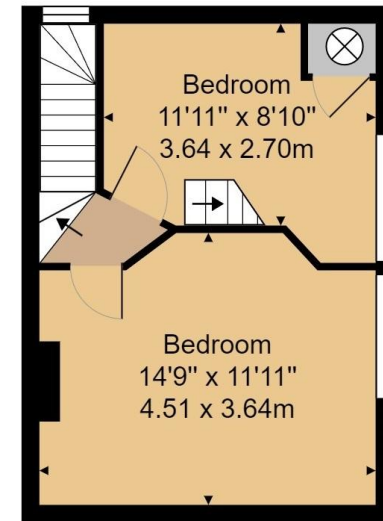
By appointment with Wood & Pilcher 01435 862211



Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 680 ft² ... 63.2 m²
(excluding attic room)

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



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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.