



CORONATION COTTAGES, HAM LANE
BURWASH - £325,000



WOOD & PILCHER
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7 Coronation Cottages

Ham Lane, Burwash,
Etchingham, TN19 7ER

**Sitting Room With Open Fire - Dining Room - Kitchen -
Family/Breakfast Room - Landing - 3 Bedrooms -
Bathroom - Private Garden**

A well proportioned 3 bedroom semi-detached house situated in the heart of the historic village of Burwash. The accommodation features 3 reception rooms, kitchen and first floor bathroom with bath and separate shower cubicle, enclosed garden and countryside views. The property is offered to the market with NO ONWARD CHAIN.

SITTING ROOM:

Dual aspect with double glazed window and single glazed side window overlooking the garden and with far reaching countryside views. Feature brick fireplace. Exposed beamed ceiling. Under stairs storage cupboard. Radiators. Archway into:

DINING ROOM:

Double glazed window overlooking the garden with far reaching countryside views. Exposed beam. Radiator.

KITCHEN:

Double glazed window overlooking the garden with far reaching countryside views. Range of white fronted matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Gas cooker. Space for washing machine, fridge and freezer. Part tiled walls. Opening into:

FAMILY/BREAKFAST ROOM:

Double glazed windows and roof. Double glazed patio doors leading to the garden. Wooden flooring. Radiator.



STAIRS LEADING TO THE FIRST FLOOR LANDING:

Access to the loft. Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Radiator.

BEDROOM ONE:

Dual aspect one double glazed higher level window and further window with far reaching countryside views. Fitted pine fronted wardrobes. Radiator.

BEDROOM TWO:

Double glazed Velux window. Radiator.

BEDROOM THREE:

Window overlooking the garden with far reaching countryside views. Radiator.

FAMILY BATHROOM:

Panel enclosed bath with chrome mixer taps and shower attachment and tiled surround. Large shower cubicle with thermostatic shower featuring a drencher head and handheld shower. Pedestal wash basin with tiled splashback. Heated towel rail. WC.

OUTSIDE:

The garden features a lawned area with raised patio and wrought iron balustrades, shrub and hedge borders.

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: C

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

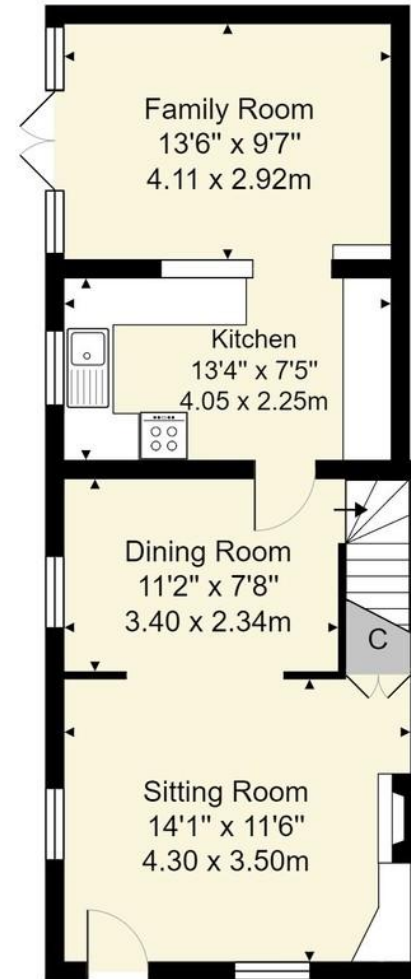


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 918 ft² ... 85.3 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.