

FARLEY HOUSE, HIGH STREET
BURWASH. ETCHINGHAM - £325,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

Farley House, The Cornstores,

High Street, Burwash,
Etchingam, TN19 7EP

**Inner Hall - Cloakroom - Kitchen/Breakfast Room - First Floor Landing -
Two Bedrooms, one with En-suite Shower Room - Second Floor
Landing - Bathroom - Further Bedroom - Low Maintenance Garden
Area - Parking Space**

A charming and beautifully presented Grade II listed cottage situated in the heart of the historic village of Burwash. Accommodation is arranged over three floors and features a wealth of exposed beams and provides three bedrooms, a spacious sitting room and kitchen/breakfast room plus bathroom and en-suite shower room. There is a low maintenance garden area to the rear and parking for one vehicle.

LOUNGE

Oriel bay window with secondary glazing and handy storage cupboard under, radiator, side window.

INNER HALLWAY

Tiled flooring, radiator, door to the rear garden area, built-in cloak storage cupboard. Radiator. Cloakroom with W.C., corner washbasin with tiled splashback, tiled floor, extractor fan.

KITCHEN/BREAKFAST ROOM:

Range of white-fronted matching wall and base cupboards, solid wooden worktop with inset 1.5 bowl ceramic sink, inset four-burner gas hob with oven under and filter hood above, fitted breakfast bar, space for washing machine and upright fridge-freezer, wall-mounted gas-fired boiler, tiled floor, window overlooking the garden and parking space.

Stairs leading to:

LANDING:

The first floor landing with double glazed roof window, radiator, walk-in storage cupboard, exposed wooden beams.



BEDROOM 1:

Sash window overlooking the High Street, radiator, a wealth of exposed wooden beams.

EN-SUITE SHOWER ROOM:

Double glazed roof window, W.C., pedestal wash basin, shower cubicle with thermostatic shower featuring a drencher head and hand-held shower. Radiator, exposed wood beams.

BEDROOM 3:

Sash window overlooking the High Street, radiator, exposed wooden beams.

Stairs to the second floor landing:

2ND FLOOR LANDING:

Built-in linen cupboard.

BEDROOM 2:

A double bedroom with two double glazed windows, fitted wardrobes, exposed timbers intersecting the room, radiator.

BATHROOM:

Panel enclosed bath with chrome mixer taps and shower attachment, part-tiled walls, W.C., pedestal wash basin, radiator, exposed wooden beams.

EXTERNAL:

The rear garden area is landscaped with wooden decking, raised flower and shrub beds, pathway and decorative slate. Parking space.

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.

VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE:

Leasehold with a share of Freehold. The Freehold being owned by The Cornstore Management Company Ltd., and each property (Flat 1, Flat 2 and Farley House) owns one share each.

Lease: 999 years from 27th April 2007.

Ground Rent: Peppercorn

Service Charge: There is an obligation to pay Service Charge, being one third of the costs incurred by the landlord.

We understand that the cost of maintenance required to the building for Flat 1, Flat 2 and Farley House would be split three-ways, and we are advised that this is typically estimated at around £600 - £700 per property, per annum plus the cost of buildings insurance, which is also split between the three properties. We advise all interested parties to contact their legal advisor and seek confirmation of this prior to an exchange of contract.

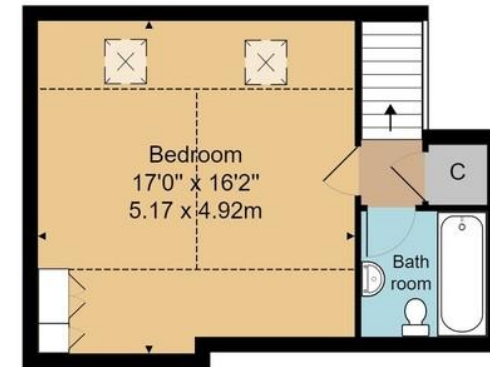
COUNCIL TAX BAND: D

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 obtained. 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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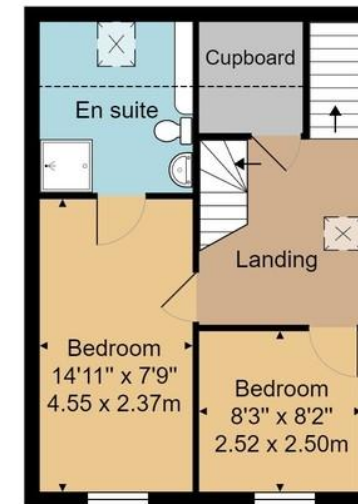
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1208 ft² ... 112.2 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.