



STRAND MEADOW  
BURWASH - £315,000





# 40 Strand Meadow

Burwash, Etchingam, East Sussex, TN19 7BP

**Entrance Hall With Walk-In Cloaks Cupboard -  
Lounge/Diner - Conservatory - Kitchen - First Floor Landing  
- Three Bedrooms - Family Bathroom - Tiered Garden  
Backing Onto Fields & Countryside - Garage En Bloc**

A three bedroom semi-detached house backing onto fields and countryside and being situated in a cul-de-sac location in the Village of Burwash. The accommodation features a spacious lounge/diner with double glazed conservatory looking out across the garden and fields beyond, there are nearby countryside walks and the village High Street is less than a mile away.

## **ENTRANCE HALL:**

Double glazed front door with double glazed side window, Dimplex electric wall mounted heater, under stairs cupboard, coved ceiling, walk-in cloaks cupboard with double glazed window.

## **LOUNGE/DINER:**

Double glazed windows to the front and double glazed French doors leading to the conservatory, two Dimplex wall mounted electric heaters, serving hatch, coved ceiling.

## **KITCHEN:**

A range of wood-effect matching wall and base cupboards, granite-effect work top with inset stainless steel sink, inset electric hob with filter hood above, built-in double oven, space for washing machine and upright fridge freezer, double glazed window, part-tiled walls, double glazed door to the side.





**CONSERVATORY:**

Double glazed windows and double glazed doors leading to the garden and looking across to the fields and countryside beyond.

**STAIRS LEADING TO:****FIRST FLOOR LANDING:**

Double glazed window, coved ceiling, access to the loft, built-in airing cupboard housing the hot water cylinder with slatted shelves above.

**BEDROOM ONE:**

Double glazed windows overlooking the garden with fantastic views across the fields and countryside beyond, wall mount Dimplex electric heater, coved ceiling, built-in wardrobes.

**BEDROOM TWO:**

Double glazed windows to the front, coved ceiling, fitted wardrobes, wall-mounted Dimplex electric heater.

**BEDROOM THREE:**

Double glazed windows overlooking the garden with lovely views across the fields and countryside beyond, coved ceiling, wall-mounted Dimplex electric heater.

**FAMILY BATHROOM:**

Double glazed windows, WC, wash basin, part-tiled walls, heated chrome towel rail, panel enclosed bath with shower over.

**SEPARATE WC:**

Double glazed window, WC, wash basin, part-tiled walls.

**EXTERNALLY:**

The private rear garden is tiered with lawned areas, paved patio, shrub borders and timber shed. The garden affords uninterrupted views across the fields and countryside beyond and there is a natural spring at the end, which attracts birds and other wildlife. There is a garage en bloc with its own driveway offering additional parking.



## SITUATION:

The property is situated in this beautiful English village that enjoys historic links to Rudyard Kipling including Batemans Country House and has access to extensive countryside walks. 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 just 5 minutes drive, with a mainline train service from Hastings to London. Stonegate railway station (on the same mainline) is a 10 minute drive away. There is also a regular bus service to Heathfield from the top of the estate.

## VIEWING:

By appointment with Wood & Pilcher 01435 862211

**TENURE:** Freehold

**COUNCIL TAX BAND:** C

## AGENTS NOTE:

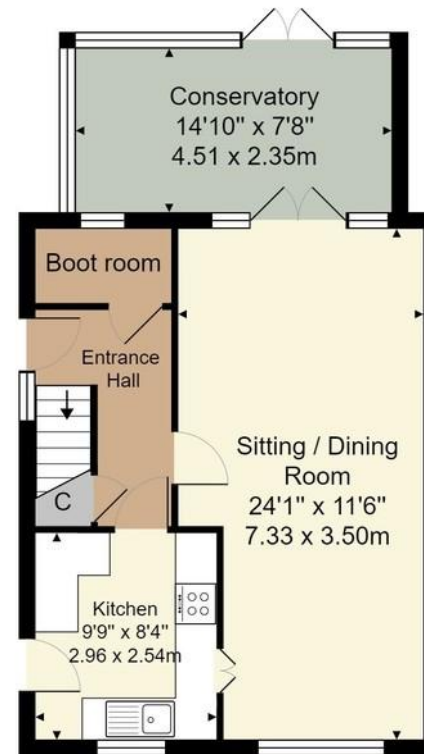
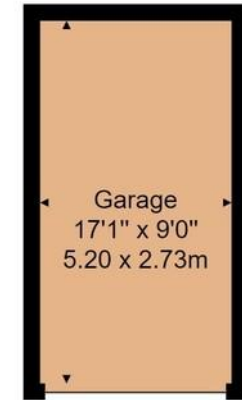
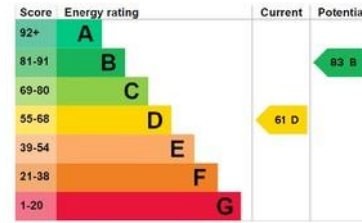
Please be aware that the rear boundary of the garden is at the natural spring/ditch, and the area beyond does not belong to this property.

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

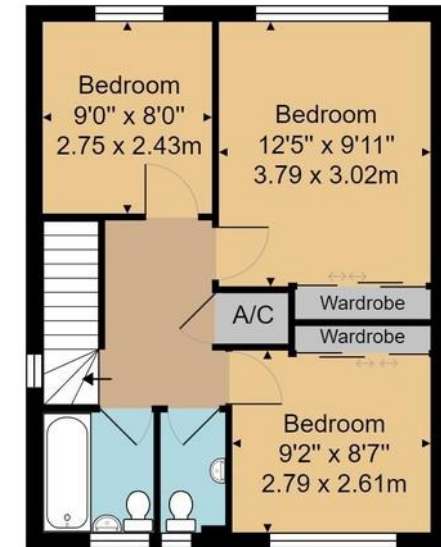


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**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 1000 sq. ft / 92.9 sq. m  
Garage Approx. Internal Area 153 sq. ft / 14.2 sq. m

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.