



ROTHER VIEW  
BURWASH - £395,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes



# 33 Rother View

Burwash, Etchingam, TN19 7BN

**Enclosed Porch - Entrance Hall - Sitting Room - Conservatory -  
Kitchen/Breakfast Room - Lean To/Utility Room - Two Double  
Bedrooms - Bathroom - Paved Garden -  
Single Garage & Driveway**

A two double bedroom semi-detached bungalow that would benefit from some updating, situated in a highly popular cul-de-sac location just a short stroll from Burwash Village High Street. The accommodation features a large kitchen/breakfast room, spacious sitting room and conservatory, utility room, low maintenance paved garden to the rear and a single garage and own driveway. NO ONWARD CHAIN.

#### **ENCLOSED PORCH:**

uPVC double glazed front door and double glazed side window. Fitted coat rack.

#### **ENTRANCE HALL:**

Built-in doaks cupboard. Linen cupboard with slatted shelves. Access to the loft with pull-down ladder. Coved ceiling. Radiator.

#### **SITTING ROOM:**

Feature fireplace with stone surround. Coved ceiling. Radiator. Double glazed sliding patio doors leading to:

#### **DOUBLE GLAZED CONSERVATORY:**

Double glazed windows overlooking the garden and double glazed door.

#### **KITCHEN/BREAKFAST ROOM:**

Range of wood-effect wall and base cupboards. Laminate worktop with inset electric hob with filter hood above. Built-in double oven, Inset double drainer sink. Integrated fridge. Space for dishwasher. Part-tiled walls. Coved ceiling. Double glazed window overlooking the rear garden and part double glazed door to the side leading to:





**LEAN TO/UTILITY ROOM:**

Double glazed windows and double glazed door to the side.

**BEDROOM ONE:**

Double glazed window. Fitted wardrobes. Coved ceiling. Radiator.

**BEDROOM TWO:**

Double glazed window overlooking the front garden. Fitted wardrobes. Coved ceiling. Radiator.

**BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath with thermostatic shower over. WC. Wash basin with cupboard under. Tiled walls. Coved ceiling. Radiator.

**OUTSIDE:**

The property is approached via its own driveway leading to a single garage with up-and-over door, power and light. There is a low maintenance paved patio garden to the rear with shrub borders, outside tap, large timber storage shed/workshop. Side gate.

**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. Etchingham Station is only 5 minutes drive with a service of trains to London.



**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**ADDITIONAL INFORMATION:**

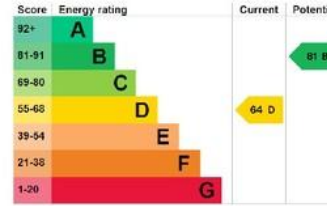
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired



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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**Bungalow Approx. Gross Internal Area 975 sq. ft / 90.5 sq. m**  
**Approx. Gross Internal Area (Incl. Garage) 1123 sq. ft / 104.3 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.