



BRITISH  
PROPERTY  
AWARDS  
2019

GOLD WINNER

ESTATE AGENT  
IN HEATHFIELD

51, Strand Meadow, Burwash, Sussex, TN19 7BP

ROWLAND  
GORRINGE

51  
Strand Meadow  
Burwash  
TN19 7BP

£280,000 Freehold

Located on the edge of this favoured village, with rural views to the front, yet within an easy walk to the picturesque village High Street, where there will be found a general stores, public houses, bus service, church and primary school. Etchingam rail station is under 3 miles with a frequent service to London Charing Cross.

This three bedroom semi-detached house has recently been refurbished, with fresh paint, new stair carpets, modern kitchen and bathroom fittings. Benefits include gas central heating and double glazing.

From the entrance hall is a door into the integral garage and a useful under stair storage area. On the first floor is a sitting room with laminate flooring and door out to the garden. The kitchen/dining room was refitted about 4-years ago with contemporary "Hi-gloss" two tone cabinets and wood effect worktops with breakfast bar. Integrated appliances include fridge/freezer, double oven, ceramic hob and cooker hood. There is a fine rural view to the front from the kitchen sink and ample room for dining table and chairs. A cloakroom completes this level.

On the second floor are three bedrooms, two decent doubles and a large single, all with laminate flooring and far reaching views from the master bedroom. The bathroom has a modern white suite with bath having shower and screen, WC and wash basin.

Open plan front garden with drive. Back garden set out for ease of maintenance with patio area and raised gravelled area including greenhouse.

EPC Rating = C





Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.



**Strand Meadows, Burwash, TN19 7BP**  
 Approximate Gross Internal Area = 114.5 sq m / 1232 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2020

