



# WOOD & PILCHER



- 3 Bedroom Mid-Terrace House
- Chain Free
- Open Plan Living / Dining Room
- Front Garden & Rear Patio
- Garage
- Energy Efficiency Rating: D

**Strand Meadow, Burwash**

**GUIDE PRICE £270,000 - £280,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)





**Front Garden**

**3 Strand Meadow, Burwash, Etchingam, TN19 7BP**

This well-proportioned 3 bedroom mid-terrace house is located in the much sought historical village of Burwash. Downstairs there is an open plan living / dining room with opening to stylish kitchen with fitted appliances and doors to a bright conservatory. Upstairs there are three bedrooms and a modern shower room. To the front there is a pleasant garden and to the rear there is a recently replaced patio and gateway to the garage and shared driveway. Offered with no onward chain.

**ENTRANCE PORCH:**

uPVC double glazed front door. uPVC double glazed windows to side. Internal obscure glazed front door giving access to:

**ENTRANCE HALL:**

Stairs to first floor. Radiator. Door to:

**OPEN PLAN LIVING/DINING ROOM:**

uPVC double glazed window to front. Under stairs cupboard. 2 Radiators. Archway to kitchen. Double doors to conservatory.





**KITCHEN:**

uPVC double glazed window to rear. Extensive range of wall and base storage units with pull out larder. Integrated fridge freezer. Double oven. Electric hob with filter hood over. One and a half bowl sink and drainer. Tiled splashbacks.

**CONSERVATORY:**

uPVC double glazed windows and door to rear. Washing machine. Radiator.

**FIRST FLOOR LANDING:**

Loft hatch and range of doors to:

**BEDROOM ONE:**

uPVC double glazed window to front. One fitted wardrobe and a cupboard containing combi boiler. Radiator.

**BEDROOM TWO:**

uPVC double glazed window to rear. Radiator.

**BEDROOM THREE:**

uPVC double glazed window to front. Radiator.

**SHOWER ROOM:**

Obscure uPVC double glazed window to rear. Large shower cubicle. Wash hand basin with storage beneath. WC with concealed cistern. Localised tiling. Extractor fan.

**OUTSIDE:**

The rear garden offers areas of patio and gated access to garage. To the front there is a pathway and established shrub beds.

**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

**VIEWING:**

By appointment with Wood & Pilcher 01435 862211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



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Not To Scale.  
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Tonbridge 01732 351135  
 Heathfield 01435 862211  
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 Letting & Management 01892 528888  
 Associate London Office 02070 791568

