



**BURWASH ROAD, HEATHFIELD, TN21 8RA £440,000**



Energy Efficiency Rating	
	Potential
92-100 A	
81-91 B	85
69-80 C	
55-68 D	60
49-54 E	
35-48 F	
1-34 G	

England & Wales E.U. Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
92-100 A	
81-91 B	84
69-80 C	
55-68 D	57
49-54 E	
35-48 F	
1-34 G	

England & Wales E.U. Directive 2002/91/EC

**Attractive, late Victorian Detached House**  
**Sitting Room with woodburning stove**  
**4 Bedrooms**  
**3 Reception Rooms**  
**Gardens**  
**Plenty of Parking**  
**Edge of Town Location**

PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.  
 Tel: 01435 868020. Fax: 01435 864441. [www.westwoodsestateagents.co.uk](http://www.westwoodsestateagents.co.uk)

An attractive and spacious late Victorian detached house with 4 bedrooms. The house has many period and character features. There are 3 separate reception rooms and a farmhouse kitchen. Upstairs are 4 double bedrooms, a modern bathroom and a separate WC. Outside are private gardens and to the front there is plenty of parking.  
**SERVICES:** Mains water, mains drainage, gas central heating.

Council Tax Band D - 2019/2020 £1,986.87

The property is about a mile from Heathfield town centre with its range of shopping and banking facilities. The area is well served with a range of well regarded primary schools with secondary education being available at the nearby Heathfield Community College.

There are mainline railway stations at both Stonegate and Etchingham (both of which are under a 15 minute drive away) giving services into Charing Cross in just over an hour. The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

**ENTRANCE HALL** The front door from the parking area leads into a fully enclosed porch with inner door to the sitting room.

**SITTING ROOM** 16'4" (into bay) x 15'6" Bay window to front, hearth housing woodburner, stairs rising to the first floor.

**DINING ROOM** 16'4" (into bay) x 9'9" Bay window to the front, open fireplace.

**KITCHEN** 14'x 8'4" Brick recess housing range cooker, larder cupboard, enamel sink and drainer unit, floor storage cupboards, complimentary work tops, space for under-counter fridge and freezer, French doors opening to the rear garden, part-tiled walls.

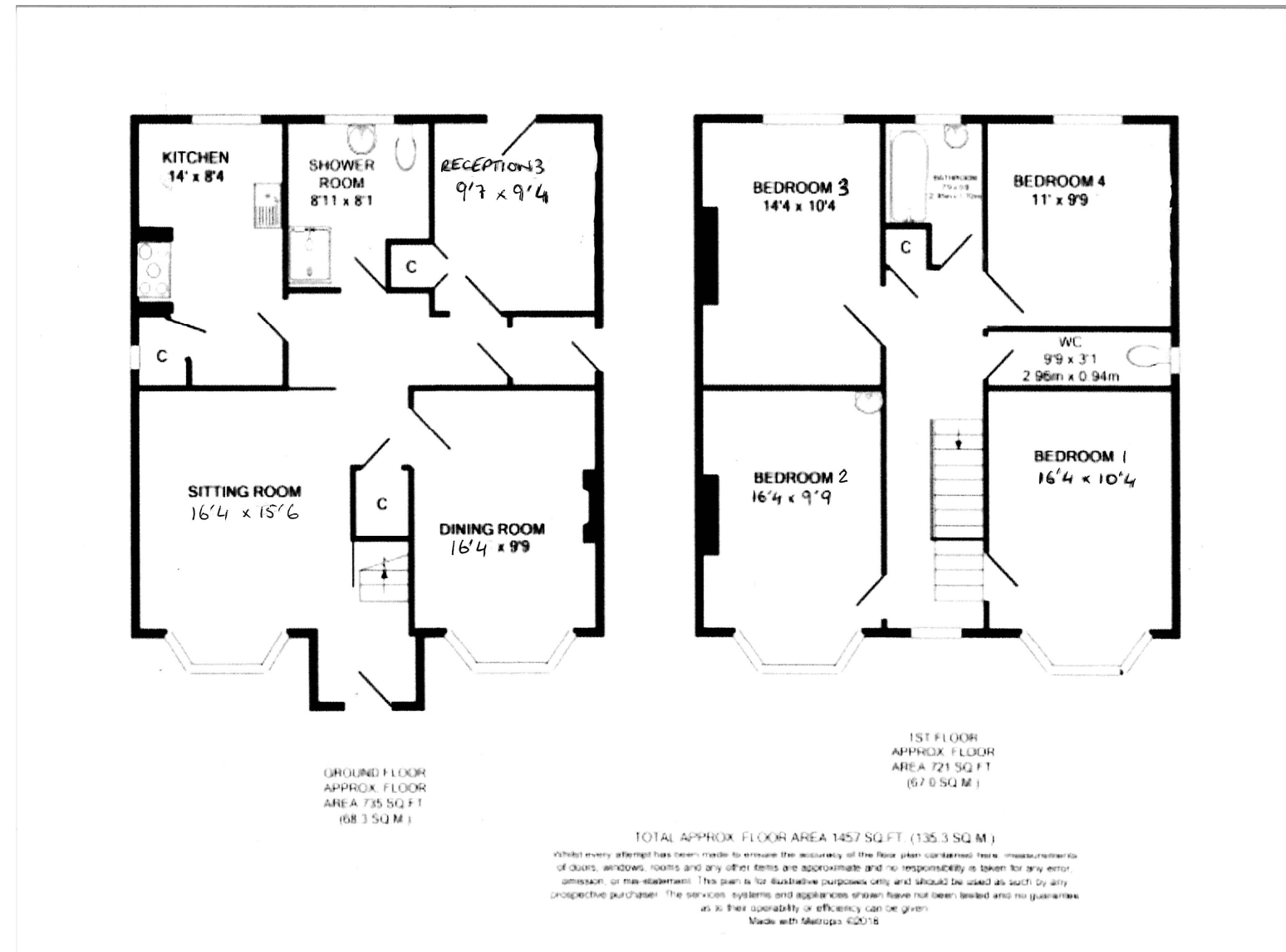
**RECEPTION ROOM 3/GARDEN ROOM** 9'7" x 9'4" French doors to rear garden, built-in cupboard.

**UTILITY/SHOWER ROOM** 8'11" x 8'1" Modern plumbed-in shower cubicle, low level WC., washbasin, space and plumbing for washing machine, space for tumble dryer, window to the rear.

**INNER HALL** Dividing the downstairs rooms with attractive decorative partitioning using original timbers, door to boot room and garden.

**FIRST FLOOR LANDING** Stairs rise to the first floor landing which has many original features and leads to each of the upstairs rooms. Airing cupboard and hatches to both lofts.

**BEDROOM 1** 16'4" (into bay) x 10'4" Bay Window to the front.





BEDROOM 2 16'4" (into bay) x 9'9" Bay window to the front with window seat.

BEDROOM 3 14'4" x 10'4" Window to the rear.

BEDROOM 4 11' x 9'9" Window to the rear.

BATHROOM With modern bathroom suite of bath with shower attachment, washbasin.

SEPARATE W.C. Low level WC., window to the side.

DRIVEWAY AND FRONT GARDEN Hedge and tree enclosed with parking for at least 4 vehicles. A couple of steps lead to the front door. Access to a useful paved side garden.

REAR GARDEN Immediately behind the house is a good sized seating and patio area. Beyond is a further area of garden and various outbuildings (previously a successful cat boarding business). Pond. The garden is enclosed.



