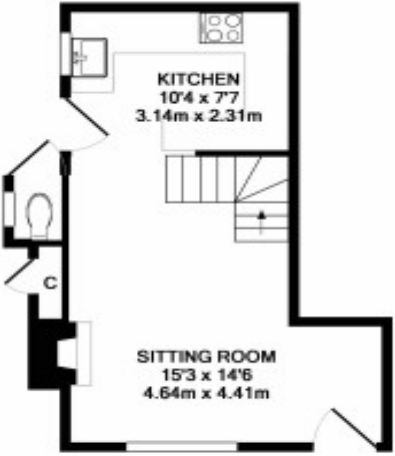




**HIGH STREET, BURWASH, TN19 7HA £274,950**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	B	A
B	C	C	B
C	D	D	C
D	E	E	D
E	F	F	E
F	G	G	F
G			G

Energy Efficiency Rating: Current 46, Potential 80  
 Environmental Impact (CO<sub>2</sub>) Rating: Current 49, Potential 34

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapix 6/2019

**Attached Grade II Listed Cottage**  
**Sitting Room/Dining Room**  
**Kitchen**  
**2 Bedrooms**  
**Bathroom with shower and bath**  
**Attractive cottage gardens**  
**Gas central heating**  
**Walking distance of shops/primary school**  
**Popular High Street location**  
**NO ONWARD CHAIN**

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)

A very attractive, attached Grade II listed cottage believed to have originally been part of a medieval hall house with accommodation briefly comprising sitting room/dining room, kitchen, 2 bedrooms, bathroom, front and rear cottage gardens. The cottage benefits from gas-fired central heating and NO ONWARD CHAIN.

#### SERVICES

Mains water

Mains gas

Council tax band D - 2019/2020 £1,949.35

Agents' Note: There is a right of way and flying freehold in relation to the neighbouring cottage. The garden is held on a separate Title.

In the centre of the popular village of Burwash with its attractive high street having a range of shops for most everyday needs. The nearest mainline station is at Etchingham which is about a 5 minute drive away. There are trains to London Charing Cross in just over an hour. The spa town of Tunbridge Wells is about 10 miles away and the coast at Hastings is about 15 miles. The countryside surrounding Burwash is generally of outstanding natural beauty. The area is well served with a range of highly regarded state and private schools .

**SITTING/DINING ROOM AND KITCHEN** 22'09" x 14'06" narrowing to 10'03"

Wooden front door to the L-shaped sitting room/dining room and leading to the kitchen. Brick fireplace with tiled hearth and wooden mantle over, built-in corner cupboard with shelf under, window to the front, stairs rising to the first floor, understairs cupboard.

**KITCHEN** 10'03" x 7'07" Fitted with a range of wooden cupboards with modern white worksurfaces over, spaces and plumbing for washing machine and dishwasher, spaces for undercounter fridge and freezer, white Butler sink with mixer tap, Miele electric oven with Miele induction hob over, door to the garden and side passageway leading to the front of the house.

#### FIRST FLOOR

**BEDROOM 1** 13'11" x 9'01" Wooden flooring and beams, windows to the side and rear.

**BEDROOM 2** 10'03" x 9'10" Large built-in storage cupboard/wardrobe, beams, window to the front, stairs rising to the second floor, understairs storage cupboard, wall-mounted Worcester gas-fired boiler.

#### SECOND FLOOR

**BATHROOM** 14'08" x 6'10" (max) Panelled bath with mixer tap and handheld shower attachment, large shower cubicle with Mira electric shower unit, low level W.C., pedestal wash handbasin, part-tiled walls, heated towel rail, window to the side, eaves storage cupboard.

**FRONT GARDEN** Attractive brick path with flower borders leading to the front door and side access, small courtyard area with garden store, shed, greenhouse and gardeners' W.C., gravel path to the rear garden.

**REAR GARDEN** Offset to the rear of the cottage and laid to lawn with well stocked pretty cottage garden borders, fence and hedge enclosed with mature shrubs including a weeping cherry, further garden shed.

