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## Southover Place, Spring Lane, Burwash

Offers In Region Of £175,000

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Tucked away within the tranquil and exclusive Southover Place—a stunning converted estate originally built in 1887—this elegant one-bedroom split-level maisonette combines character, charm, and modern convenience in an idyllic rural setting.

To the front of the building, there is a large parking area providing ample space for both residents and visitors. A charming terrace framed by a rose garden offers a peaceful place to sit, and gives access to a laundry room and snooker room. The welcoming reception hall provides access to the beautifully maintained rear garden, along with the residents' gym and indoor heated swimming pool.

As you enter the home, a small hallway welcomes you and leads into the main living and dining area. To your right, the kitchen is fitted with sleek cabinetry and an integrated electric hob, complemented by a breakfast bar that creates the perfect space for casual dining or entertaining—truly the social hub of the home.

The open-plan living area is bright and inviting, with natural light pouring in through French doors that open onto a private balcony. From here, enjoy picturesque views over the tennis court and south-facing communal gardens—an ideal spot for a morning coffee or to unwind in the evening.

Upstairs, the layout continues to impress. To the left is a well-appointed bathroom featuring a shower over the bath and a Velux window that fills the space with daylight. The generous double bedroom offers built-in storage and charming views across the grounds, completing this serene and practical upper level.

Residents of Southover Place benefit from a suite of high-quality shared amenities, including:

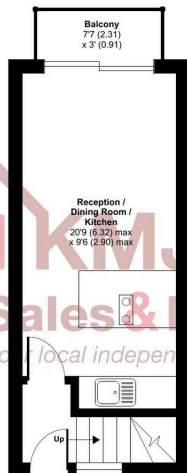
- Indoor heated swimming pool and fully equipped gym with access to a sun terrace
- All-weather tennis court
- Snooker room
- Laundry facilities
- Beautifully landscaped, south-facing gardens with seating areas and lawns

Southover Place is set behind gates off a quiet country lane in a highly sought-after location just over a mile from the picturesque village of



# Spring Lane, Burwash, Etchingam, TN19

Approximate Area = 425 sq ft / 39.4 sq m  
For identification only - Not to scale



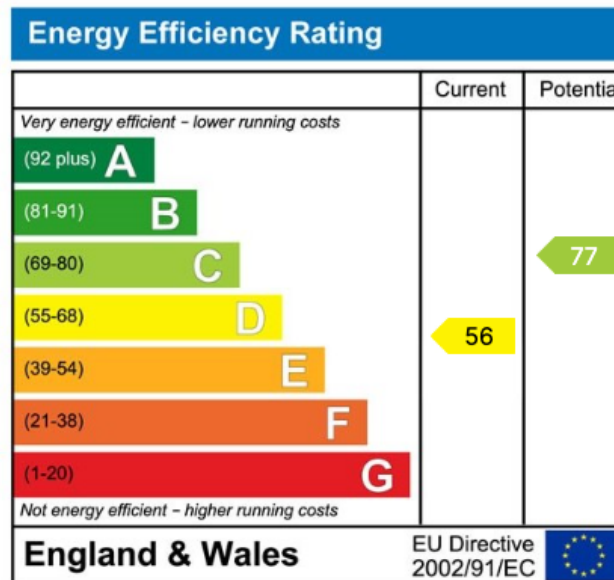
FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for K&M Property - REF: 1207663

- Split Level Maisonette
- Private Balcony
- Allocated and Visitor Parking
- 2.5 miles from Stonegate Station
- EPC: D
- 1 Bedroom
- Extensive Leisure Facilities
- South Facing Gardens
- Desirable Location
- Council Tax Band: C



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