



HORNBEAM
BURWASH - £350,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

30 Hornbeam

Burwash, Etchingam, TN19 7BT

Enclosed Porch - Entrance Hall - Lounge/Diner - Kitchen - Utility Room - First Floor Landing - Three Bedrooms - Bathroom - Separate WC - Large Landscaped Gardens (Approx. 0.2 Acres) - Gated Driveway - Open-fronted Timber Garage

A three bedroom end of terrace family home situated in a cul-de-sac position and set on a bold plot of approximately 0.2 acres with mature landscaped garden to the rear. The accommodation features a good size lounge/diner, utility room and gated shingle driveway to the rear providing parking for a number of vehicles and leading to a timber open fronted garage.

ENCLOSED PORCH:

Quarry tiled floor. Double glazed windows.

ENTRANCE HALL:

Under stairs storage cupboard. Radiator.

LOUNGE/DINER:

Dual aspect with double glazed windows to the front and double glazed French doors opening onto the garden. Feature brick fireplace with open fire. Wood-effect flooring in the dining area. Radiator.

KITCHEN:

Double glazed window overlooking the garden. Range of matching wood fronted wall and base cupboards. Laminate worktop with inset 1.5 bowl stainless steel sink. Inset gas hob with oven under and filter hood above. Space for fridge. Tiled floor. Built-in pantry. Radiator.

UTILITY ROOM:

Double glazed window and sliding door leading to the garden. Space for washing machine. Tiled floor.



Stairs leading to:

FIRST FLOOR LANDING:

Access to the loft.

BEDROOM ONE:

Double glazed window. Fitted wardrobes. Radiator.

BEDROOM TWO:

Double glazed window overlooking the rear garden and woodland beyond. Built-in airing cupboard housing the gas-fired boiler. Radiator.

BEDROOM THREE:

Double glazed window. Built-in wardrobe. Radiator.

BATHROOM:

Double glazed window. Panel-enclosed bath with chrome mixer taps and hand-held shower attachment. Pedestal wash basin. Tiled walls. Built-in airing cupboard housing the hot water cylinder with slatted shelves above.

SEPARATE WC:

Double glazed window. WC. Radiator.

OUTSIDE:

There is a lawned garden to the front. A large landscaped garden to the rear with a wide variety of shrubs, flowers and trees. Large vegetable patch. Two greenhouses. Two timber storage sheds. Gated shingle driveway leading to a timber open fronted garage with shed and wood store to the side. Outside tap. Side gate.

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.



VIEWING:

By a ppointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

C

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

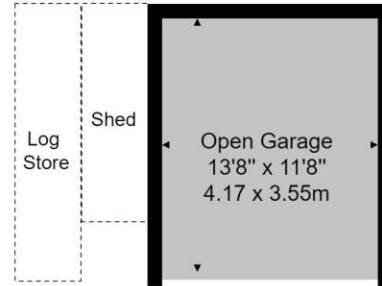
Heating - Gas-fired

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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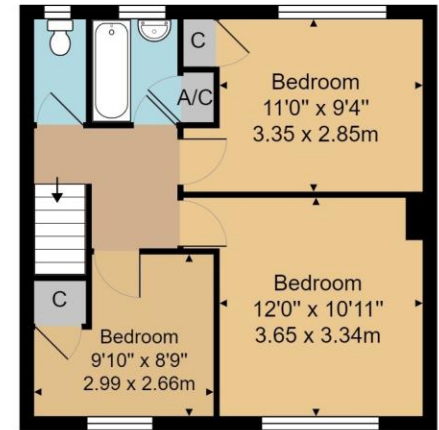


Area: 159 ft² ... 14.8 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 1009 sq. ft / 93.8 sq. m

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.