



ROSE COTTAGES, HIGH STREET  
BURWASH, ETCHINGHAM - £300,000



Sales, Lettings, Land & New Homes

# 2 Rose Cottages

High Street, Burwash,  
Etchingham,  
TN19 7EY

**Sitting Room - Cellar - Kitchen/Breakfast Room - First Floor  
Landing - Two Bedrooms - Bathroom - Large Rear Garden**

An attractive two bedroom terraced Grade II listed cottage situated in the heart of Burwash village just a short walk from the local pubs, village store and other amenities plus the free car park in the High Street. The accommodation features a sitting room with open fire, kitchen/breakfast room, cellar and family bathroom on the first floor plus a large mature garden to the rear.

## **SITTING ROOM:**

Secondary glazed sash window. Feature fireplace with wooden surround, cast iron insert and stone hearth. Fitted shelving with cupboard under. Trap door to the cellar. Radiator.

## **KITCHEN/BREAKFAST ROOM:**

Double glazed window and double glazed door leading to the rear garden. Range of cream fronted matching wall and base cupboards. Wood block worktop with inset ceramic sink, inset electric hob with oven under and filter hood above. Part-tiled walls. Under stairs storage cupboard with space for washing machine and fridge/freezer.

Stairs leading to the first floor landing.



**BEDROOM ONE:**

Secondary glazed sash window to the front. Exposed wooden floorboards. Radiator.

**BEDROOM TWO:**

Double glazed window overlooking the rear garden. Built-in cupboard. Radiator.

**BATHROOM:**

White suite comprising panel enclosed bath with chrome mixer taps and shower attachment. Pedestal wash basin. WC. Fitted shelving. Tiled floor. Part-tiled walls. Heated towel rail. Extractor fan.

**OUTSIDE:**

The rear garden features a stone chip seating area and wooden steps leading to a large lawned area with mature shrubs and trees, greenhouse, large shingle seating area, timber storage shed and further metal and timber shed, fruit trees.

**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 appointment 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

**AGENTS NOTE:**

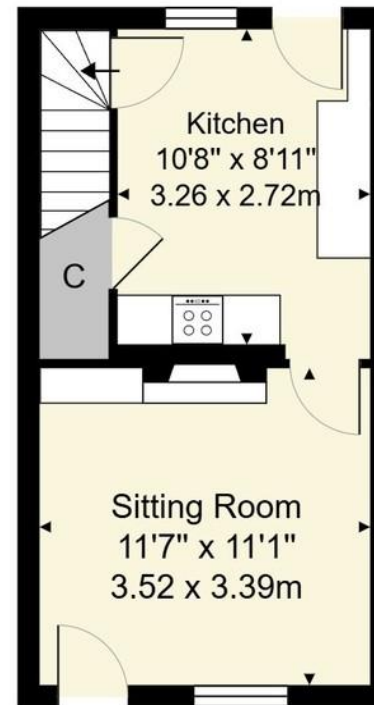
We understand that No.3 has right of way across the rear of this cottage, and that in turn this cottage has a right of way across the rear of No.1

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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**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 538 ft<sup>2</sup> ... 50.0 m<sup>2</sup>**

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.