



WEALD COTTAGE, HEATHFIELD ROAD
BURWASH WEALD, ETCHINGHAM - £425,000



Weald Cottage

Heathfield Road, Burwash Weald,
Etchingam, TN19 7LA

Enclosed Porch - Sitting Room With Inglenook Fireplace - Dining Room - Kitchen - Downstairs Bathroom - First Floor Landing - Three Bedrooms - Front & Rear Gardens - Own Driveway - Detached Single Garage

An attractive half tile hung detached three bedroom cottage in need of refurbishment situated in the small village of Burwash Weald and offering high scope and potential for improvement. The property features a sitting room with inglenook style fireplace, kitchen with vaulted ceiling and exposed beams, front and rear gardens and a single garage with own driveway to the front. NO ONWARD CHAIN.

ENTRANCE PORCH:

Wooden front door, Built-in cloaks cupboard. Quarry tiled floor.

SITTING ROOM:

Double glazed window to the front. Beamed ceiling. Large feature Inglenook fireplace. Radiator.

DINING ROOM:

Double glazed window to the front. Single glazed window to side. Radiator

KITCHEN:

Windows to the rear and side and stable door to the rear garden. Vaulted ceiling with exposed ceiling and wall beams. Wooden fronted matching wall and base cupboards. Tiled worktop with inset one and a half bowl sink. Space for fridge and washing machine. Oil fired boiler.



DOWNSTAIRS BATHROOM:

Bath with shower over. WC. Wash basin with cupboard under. Extractor fan.

FIRST FLOOR LANDING:

Beamed ceiling. Inset spotlights. Doors to:

BEDROOM 1:

Double glazed windows overlooking the front garden. Beamed ceiling. Airing cupboard housing the hot water cylinder with slatted shelves over. Radiator

BEDROOM 2:

Double glazed window to the front. Radiator.

BEDROOM 3:

Single glazed window. Built-in storage cupboard. Beamed ceiling. Radiator,

OUTSIDE:

The property is approached via its own driveway leading to a SINGLE GARAGE with up and over door. There is a good size garden to the FRONT with brickset pathway. The REAR garden is tiered with an oil tank is situated behind the garage

SITUATION:

This popular hamlet is extremely well placed within 3 miles distance of Stonegate rail station with service of trains to London and the beautiful and historic village of Burwash which provides shopping facilities for day-to-day needs and a popular primary school coupled with traditional Inns. It is approximately 3 miles from the town of Heathfield which 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 15 miles distance with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 35 and 45 minutes drive respectively.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

E

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 - Oil-fired

AGENTS NOTE:

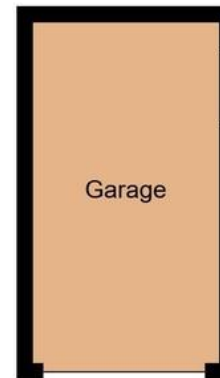
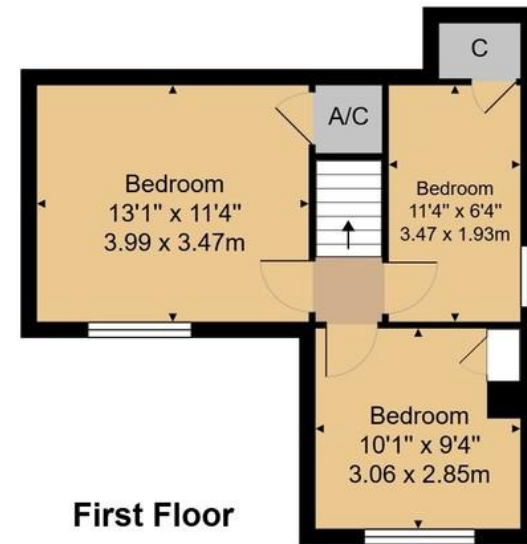
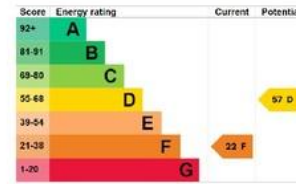
As per the Title Plan the rear boundary does not appear to include the bank above the wall running up to the fence. The boundary appears to be from the end of the fence to the left across to the breeze block wall to the right (as you look at the garden from the back of the house). You should satisfy yourself as to the exact position of the boundary with your legal representative.

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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Approx. Gross Internal Area
902 ft² ... 83.8 m²
(excluding garage)

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.