



BELVEDENE, VICARAGE ROAD  
BURWASH COMMON, ETCHINGHAM - £600,000



WOOD &  
PILCHER

Sales, Lettings, Land & New Homes



# Belvedere

Vicarage Road, Burwash Common,  
Etchingam, TN19 7LH

**Entrance Hall - Downstairs Cloakroom - Spacious Dual Aspect  
Sitting Room With Juliet Balcony & Far Reaching Views -  
Kitchen/Breakfast Room - Utility Room - Dining Room -  
Spacious Galleried Landing - Three Good Size Bedrooms - Family  
Bathroom Plus Ensuite Shower Room - Separate WC - Large  
Mature Garden To The Rear - In/Out Driveway With Parking For  
Several Vehicles - Large Single Garage**

A particularly bright and spacious three bedroom detached family home with outstanding far reaching views of the Sussex countryside. The accommodation features a large sitting room with picture window and Juliet balcony, separate dining room, kitchen/breakfast room, utility room, family bathroom plus en-suite shower room and large mature garden with a number of timber storage sheds. The village of Burwash is approximately 2 miles distant and Stonegate mainline station just over 3 miles.

## **ENTRANCE HALL:**

Understairs storage area. Wood effect flooring. Coved ceiling. Radiator.

## **CLOAKROOM:**

Double glazed window. Wash basin with tiled splashback. WC. Tiled flooring. Radiator.

## **SITTING ROOM:**

Dual aspect with double glazed windows. A bright and spacious room with sliding double glazed doors and Juliet balcony enjoying exceptional views over the garden and far reaching views across the Sussex countryside. Stone fire surround (the wood burning stove will be removed). Coved ceiling. Radiators.

## **KITCHEN/BREAKFAST ROOM:**

Windows enjoying outstanding far reaching views. Range of cream fronted matching wall and base cupboards. Wood effect worktop with inset one and a half bowl stainless steel sink. Inset electric induction hob with filter hood above. Built in double oven. Space for dishwasher and upright fridge/freezer. Wood effect flooring. Part tiled walls. Coved ceiling.





**UTILITY ROOM:**

Double glazed window with far reaching views. Matching cream fronted wall and base cupboards. Wood effect worktops with inset stainless steel sink. Space for washing machine. Wall mounted 'Worcester' gas-fired boiler. Double glazed door to the side.

**DINING ROOM:**

Dual aspect with double glazed windows. Wood effect flooring. Coved ceiling. Radiator.

**FIRST FLOOR GALLERIED LANDING:**

Double glazed windows. Built in airing cupboard housing the hot water cylinder with slatted shelves above. Access to the loft with pull down ladder. Coved ceiling. Radiator.

**BEDROOM ONE:**

A large bright double bedroom with dual aspect double glazed windows enjoying outstanding far reaching countryside views. Built in double wardrobe. Radiators.

**EN-SUITE SHOWER ROOM:**

Shower cubicle with 'Mira' electric shower. WC. Wash basin with cupboard under. Shaver point. Inset spotlights. Extractor fan. Chrome heated towel rail.

**BEDROOM TWO:**

Double glazed window with stunning countryside views. Built in wardrobe. Coved ceiling. Radiator.

**BEDROOM THREE:**

Double glazed windows. Coved ceiling. Radiator.

**FAMILY BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath with chrome mixer taps and shower attachment. Wash basin with cupboards under. Separate shower cubicle with thermostatic shower. Part tiled walls. Chrome heated towel rail. Wood effect flooring. Radiator.

**SEPARATE WC:**

Double glazed window. WC. Wood effect flooring. Coved ceiling. Radiator.

**OUTSIDE:**

The property has an in/out driveway providing parking for a number of vehicles and leads to a good size single GARAGE with electric roller door, power and light. Electric vehicle charge point. The REAR garden features a large area of lawn with mature shrubs and trees, decked area with wooden balustrades, greenhouse, pond and further brickset patio enjoying far reaching countryside views. Three timber storage sheds and a covered log store. Gated side access to both sides of the property. Outside tap.



### SITUATION:

This popular hamlet is extremely well placed within 3 miles distant 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 distant 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:

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### 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  
Rights and Easements - We understand the neighbours have an easement for access to service their drainage, which runs through the garden of this property.

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

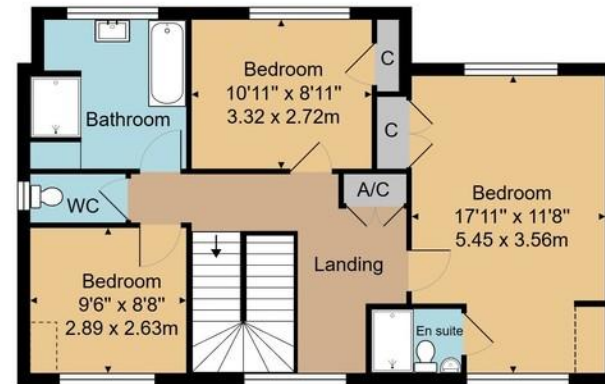


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BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

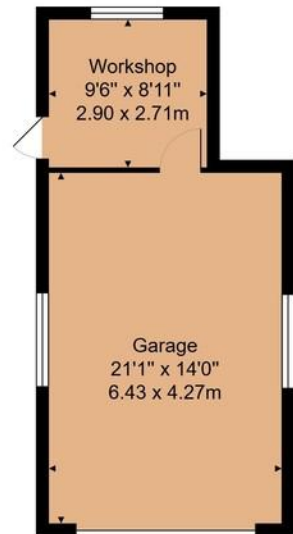
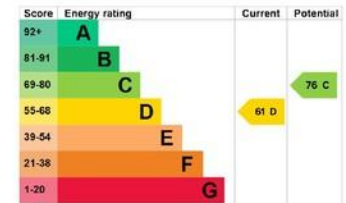
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



First Floor



Ground Floor



Garage

House Approx. Gross Internal Area 1529 sq. ft / 142.1 sq. m

Garage Approx. Internal Area 383 sq. ft / 35.6 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.