



**SOUTHOVER PLACE, SPRING LANE  
BURWASH, ETCHINGHAM - £150,000**



# Battle, 16 Southover Place

Spring Lane, Burwash,  
Etchingham, TN19 7JA

**Entrance Hall - Open Plan Kitchen/Living Room - Bedroom -  
Bathroom - Allocated Parking Space - Visitors Parking -  
Communal Grounds & Superb Facilities**

A rare opportunity to acquire a one bedroom apartment forming part of a large country house situated on the rural outskirts of the historic village of Burwash. Formerly a home for an order of monks built in approximately 1887 now converted into 15 individual apartments.

Southover Place is perfect as a weekend retreat or first-time purchase and comes with the added benefit of the use of communal facilities to include an indoor heated swimming pool, sauna, snooker room, tennis courts, large gardens and a laundry room. The accommodation comprises entrance hall, open plan kitchen/sitting room, first floor bedroom, bathroom and a large communal parking area. 2.6 Miles from Stonegate Railway Station with access to London. NO ONWARD CHAIN

## **ENTRANCE HALL:**

With uPVC double glazed window to front and obscured glass double glazed FRONT DOOR. Electric heater. Stairs to FIRST FLOOR.

## **OPEN PLAN KITCHEN/SITTING ROOM:**

Kitchen is accessed via an open archway with stainless steel sink and drainer, cupboard and drawer base units, space for fridge and cooker. Part tiled walls. The Living Room has an electric heater and uPVC double glazed doors with balcony overlooking the communal gardens & tennis courts at the rear.



**BEDROOM:**

uPVC double glazed windows overlooking rear gardens and tennis courts.

**BATHROOM:**

Velux window. Vanity unit with inset hand basin. Walk-in shower. WC. Storage cupboard. Part tiled walls..

**OUTSIDE:**

There is an allocated car PARKING space plus visitors parking to the front and the property also enjoys the use of landscaped GARDENS which surround the property.

**SITUATION:**

Part of a large country house situated on the rural outskirts of the beautiful village of Burwash 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. Etchingham Station is only 5 minutes drive with a service of trains to London.



**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**TENURE:**

LEASEHOLD

Lease has approximately 110 years remaining

Service Charge - paid every 6 months in advance. For the period

September 2025 to March 2026 this is £2225.00

Ground Rent - currently £25 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**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 - Main Water, Electricity

Heating - Electric

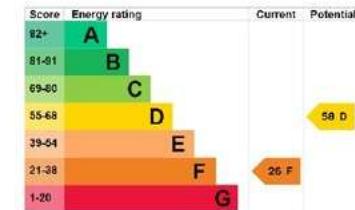
Private Drainage - Septic Tank (maintenance is included within Service

Charge)

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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**Level 1**



**Level 2**

Approx. Gross Internal Area 430 ft<sup>2</sup> ... 40.0 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.