

Flat 8, Cortland House  
5 The Old Orchard, Burwash,  
TN19 7BF

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Individual Property : Individual Service



A beautifully presented, modern first and second floor duplex apartment with elevated views in this quiet, gated development close to the centre of the popular Burwash village. Comprising: three bedrooms, en suite shower room, bathroom, sitting room with access to a private balcony, dining room, kitchen and WC, plus built-in storage. In addition there are two allocated parking spaces, a communal garden and bike store. EPC Rating: B

Offers in Excess of: £400,000 Leasehold



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# Flat 8, Cortland House, 5

## The Old Orchard, Burwash, TN19 7BF

### Offers in Excess of £400,000 Leasehold

The Old Orchard is a small, gated development on the Western end of Burwash High Street, comprising a mix of detached houses, town houses and luxury apartments.

Cortland House is a purpose-built apartment building within the complex, built in 2011. The exquisite duplex apartment offers light and spacious accommodation arranged over the first and second floors. From its elevated position, distant views out towards Stonegate are visible beyond the houses opposite.

The flat comes with two designated parking spaces within the gated parking area. There is a hedge enclosed communal garden as well as an area of lawn in front of Cortland House that residents can utilise.

The apartment is accessed off an immaculate communal hallway with intercom system to the front door and stairs rising to the first floor. Just three other apartments are accessed via this hallway.

The inner hallway has useful built-in cupboards for shoes, coats and storage.

The double aspect living room has French doors out to a private decked balcony, which will accommodate a bistro table and chairs. There is also a useful understairs storage cupboard.

The kitchen is fitted with a comprehensive range of wall and base units with granite worktops, including an undermount 1¼ bowl sink with drainer grooves, integrated fridge freezer, washing machine, dishwasher, 4-ring electric hob with stainless steel and glass extractor hood over, fan oven and microwave oven. The floor is laid with polished tiles.

Adjoining the kitchen is a dining room. There is also a cloakroom fitted with a WC with concealed cistern, washbasin on a wooden console table, wall mounted mirror and polished tiled floor.

The generously proportioned main bedroom benefits from a walk-in wardrobe and en suite shower room with large shower cubicle, washbasin and WC with concealed cistern. There is a heated towel rail, built-in storage, wall mounted mirror, tiled walls and floor.

The second bedroom is also a generous double and has a built-in wardrobe. The third bedroom currently accommodates a single bed as well as desk and drawer units.

The main bathroom has a panelled "P" shaped bath with shower over, as well as a washbasin and WC with concealed cistern. There is a heated towel rail, wall mounted mirror, tiled walls and floor.

Burwash is a popular, historic village with a thriving community, located about 13 miles South of Tunbridge Wells and 16 miles North of Hastings in the High Weald Area of Outstanding Natural Beauty. It is best known for its National Trust Grade I listed property, Bateman's – the former home of Rudyard Kipling.

The historic village has retained many of its High Street facilities including two public houses, a family run butcher's, a tea/coffee (and cake) shop, friendly Burwash Stores, hairdresser's, plus village hall, doctor's surgery, churches, and an "outstanding" primary school (Ofsted 2024). The surrounding countryside is beautiful and offers lots of walking opportunities.

More comprehensive shopping facilities, including supermarkets, can be found at Heathfield (6.5 miles) and Hawkhurst (8 miles), with Tunbridge Wells and Eastbourne/Hastings accessible in about 35 minutes.

Etchingham (about 3 miles) and Stonegate (about 3.6 miles) have stations on the Hastings line to London Charing Cross and Cannon Street (Etchingham to London Bridge in about 1hr 6mins).

There are good road links to the local towns and A21, which in turn links to the M25 to the North and coast to the South.

#### **Material Information:**

Tenure: Leasehold. Lease: 125 years from 23.9.2011  
Ground rent: Peppercorn. Service Charge: £1,400 for 2024. Expected to decrease in 2025.

Rother District Council. Tax Band E (rates are not expected to rise upon completion).

Zoned wet under floor heating. Mains Gas, electricity, water and sewerage.

The property is believed to be of cavity brick construction with part rendered and part tile-hung elevations under a tiled roof.

We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

The property is located within the High Weald AONB. The title has easements. We suggest you seek legal advice on the title.

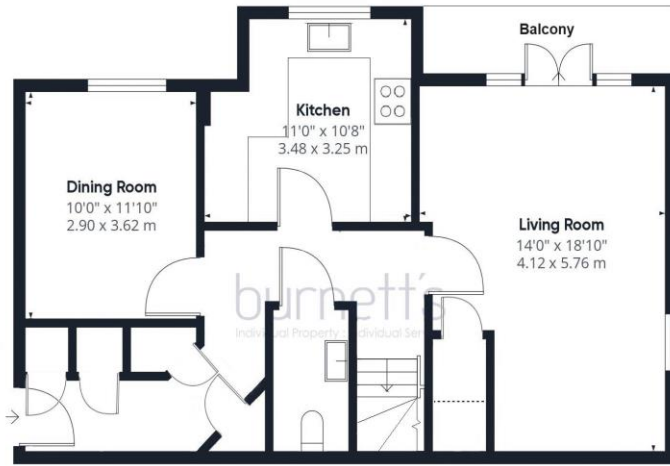
According to the Government Flood Risk website, there is a very low risk of flooding.

According to Ofcom, Superfast broadband is available to the property.

There is mobile coverage from some networks.

We are not aware of any mining operations in the vicinity. We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

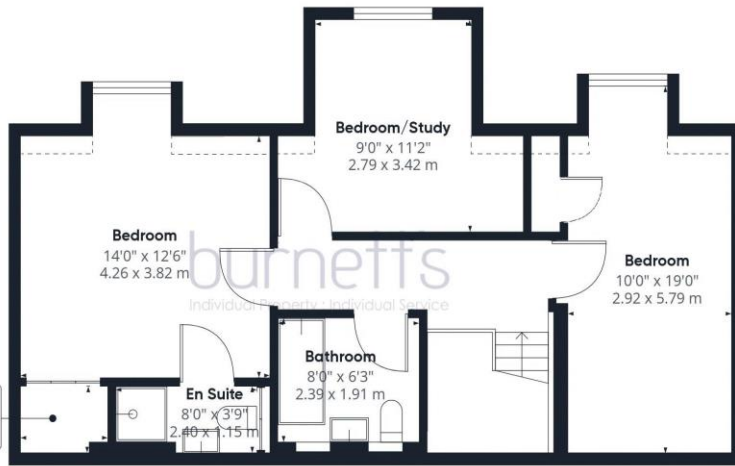


**Approximate total area<sup>(1)</sup>**

1333.65 ft<sup>2</sup>  
123.9 m<sup>2</sup>

**Reduced headroom**

7.43 ft<sup>2</sup>  
0.69 m<sup>2</sup>



(1) Excluding balconies and terraces

⊞ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

