

SOUTHOVER PLACE, SPRING LANE

BURWASH, ETCHINGHAM - £165,000

WOOD & PILCHER
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Cowdray, 3 Southover Place, Spring Lane, Burwash, Etchingham TN19 7JA

Open Plan Kitchen/Living Room - Two Double Bedrooms Both With En-Suites - Allocated Parking Space - Visitors Parking - Communal Grounds & Superb Facilities

A rare opportunity to acquire a two double 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 would benefit from updating and comprises open plan kitchen/sitting room, two double bedrooms both with en-suites, bathroom, allocated parking space and visitor parking. 2.6 Miles from Stonegate Railway Station with access to London. NO ONWARD CHAIN.

Communal entrance with stairs leading to landing with window. Front door to apartment opening to:

OPEN PLAN KITCHEN/SITTING ROOM:
Living Room: dual aspect with two uPVC double glazed windows overlooking the communal gardens & tennis courts at the rear and three further uPVC double glazed windows to the front with countryside views. Built-shelving unit with inset spotlights. Cupboard housing fuse box. Wall mounted electric heaters.
Kitchen: accessed via an open archway with matching wall and base units. Marble effect worktops. Built-in oven, hob and extractor fan over. Integrated fridge/freezer. Tiled floor.

BEDROOM ONE:
uPVC double glazed windows overlooking rear gardens and tennis courts. Eaves storage. Electric heater.







EN-SUITE SHOWER ROOM:
Vanity unit with inset wash basin and cupboard below. Mirrored cupboard with light. WC. Walk-in electric shower. Airing cupboard with slatted shelves. Inset spotlights. Tiled walls and floor. uPVC door with obscured glazing giving access to fire exit stairwell leading to lower ground floor.

BEDROOM TWO:
uPVC double glazed window to front. Electric heater.

EN-SUITE BATHROOM:
uPVC double obscured glazed window to front. WC. Vanity unit with inset wash basin and cupboard below. Corner bath with mixer taps and shower attachment. Tiled walls and floor. Electric heater.

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 -150 years from 3rd September 1986
Service Charge - We understand that the current charge per annum is £4000 payable in two 6 monthly instalments of £2000
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:
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
Services - Main Water, Electricity
Heating - Electric
Private Drainage - Septic Tank (maintenance is included within Service Charge)

AGENTS NOTE:
We understand that the property cannot be let.

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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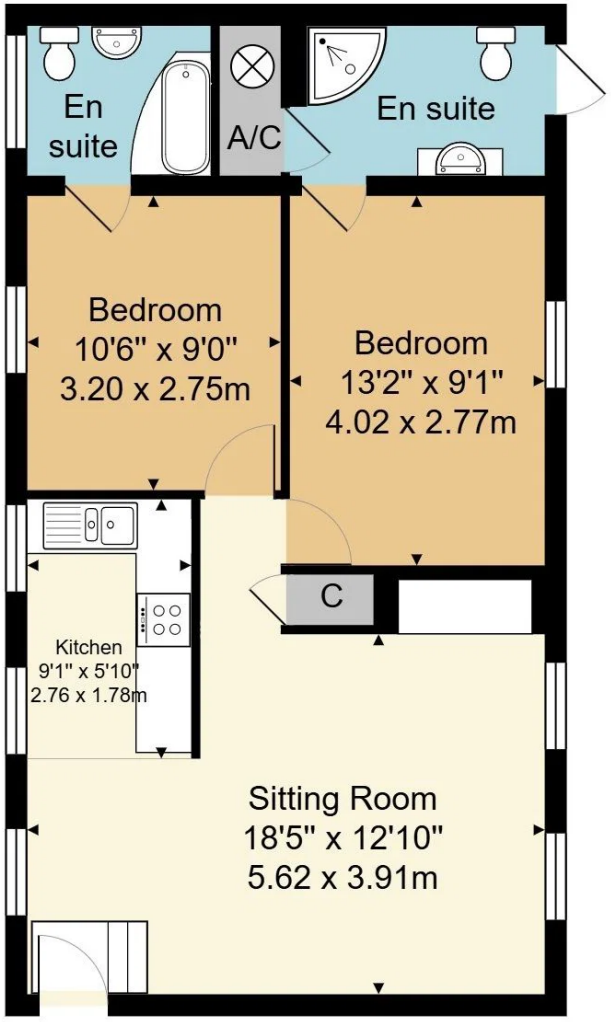

Approx. Gross Internal Area 637 ft² ... 59.1 m²

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.