

4 Garstons

High Street, Burwash, East Sussex

Green Lizard
SUCCESSFULLY SELLING HOMES

A beautifully proportioned and well-presented 2-bedroom ground floor apartment, set within a a most attractive Grade II listed building with direct access to lovely communal gardens, situated in the heart of the village. NO CHAIN.







Guide price £350,000 - £375,000 Share of Freehold

Situation: Garstons is situated in the picturesque village of Burwash overlooking the pretty High Street, church and beautiful surrounding countryside. The village provides a good range of amenities including a post office/general store, primary school, doctors' surgery and period inns. A wider range of facilities can be found in the market town of Heathfield, which lies about 7 miles to the west, where there are supermarkets, banks, as well as primary and secondary schools. Tunbridge Wells is about 15 miles to the north and Hastings is a similar distance to the coast. The A21 is within easy reach by car and gives access to the M25 and coastal routes. Etchingham and Stonegate mainline stations are approximately 10 minutes away by car and provide a regular commuter service to London Charing Cross and Cannon Street.

The National Trust property, Bateman's, home of Rudyard Kipling, is also just a few minutes away and the surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed and the coast is also within easy reach.

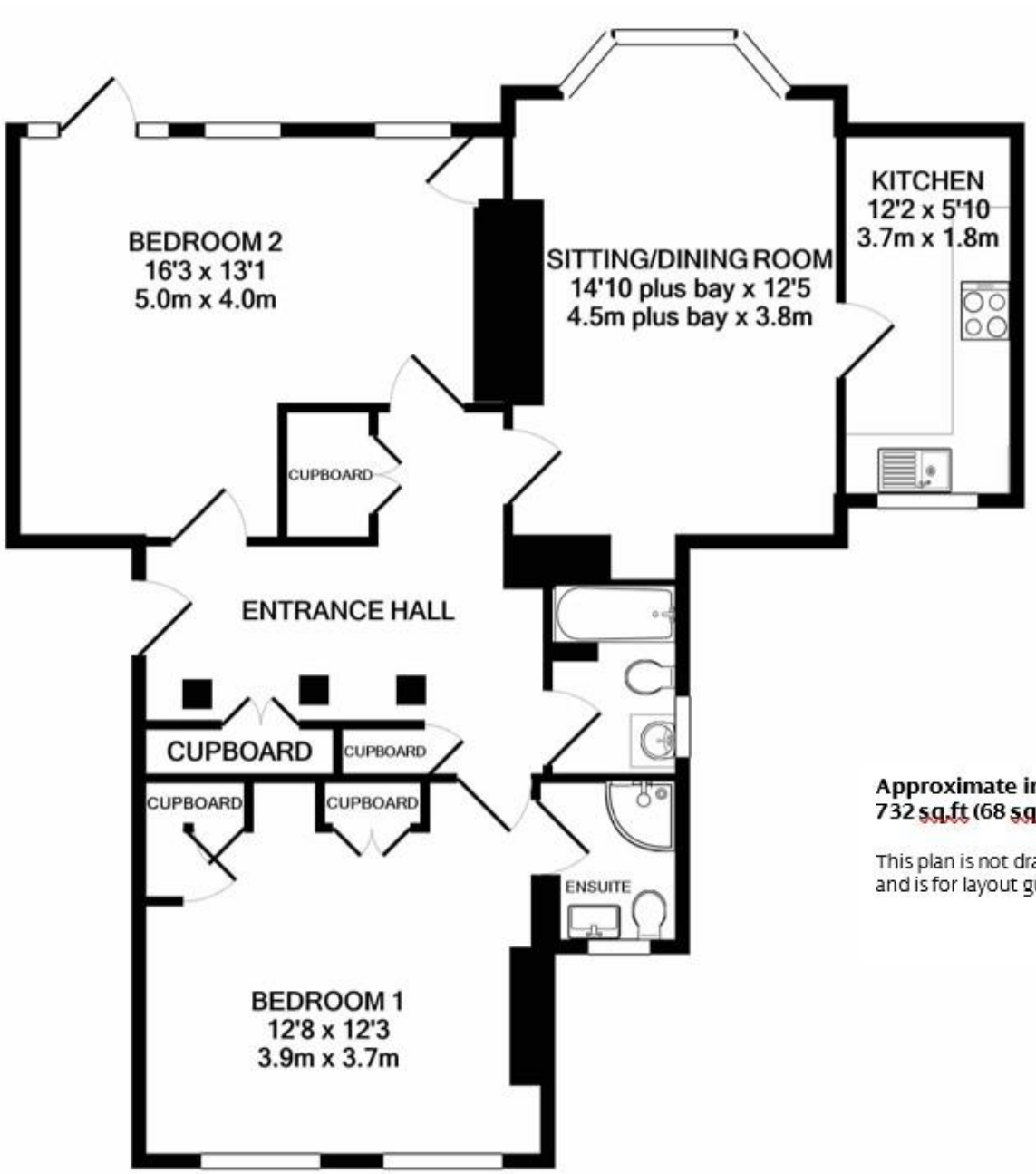
Description: The property is one of seven apartments set within an impressive Grade II listed building, which is believed to date back to the early 1800s and was sympathetically converted in 1986. Presenting attractive rendered external elevations beneath a tiled roof, the property benefits from been well maintained, with regular external re-decoration and has a share of the freehold.

The property is light, spacious and well-presented throughout and benefits from some lovely period features, including high ceilings, large sash windows and has direct access to the gardens.

Arranged on the ground floor, the accommodation includes a communal reception hall leading to the apartment, which has a spacious entrance hall from which all the rooms lead with feature beams, recessed lighting and three useful storage cupboards. There is a lovely sitting/dining room with an attractive fireplace and large bay sash windows overlooking the communal gardens, a kitchen with a range of cream shaker style wall and base units and plenty of space for appliances, a large double bedroom with two sash windows overlooking the front and built-in wardrobe cupboards, an en-suite shower room with underfloor heating, a spacious double bedroom with two sash windows and a door leading out to the communal gardens and a further bathroom with underfloor heating.

The property is approached through stone pillars over a shared driveway to a communal parking area that also provides visitor parking. To the rear of the property are the well-maintained communal gardens, which have an abundance of mature shrubs and plants. The garden is mainly laid to lawn and has a terrace, ideal for outdoor entertaining.

Current EPC Rating: C
Services: Mains water and electricity. Gas central heating. Superfast Broadband
Local Authority: Rother District Council 01424 787000
Council Tax: Band C (2026/27 - £2,372.72)
Maintenance and sinking fund: £309.58 per month
Property address: 4 Garstons, High Street, Burwash, East Sussex TN19 7EH



Approximate internal floor area:
732 sq.ft (68 sq.m)

This plan is not drawn to scale
and is for layout guidance only

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These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.









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