



**ROOTHER VIEW, BURWASH**  
ETCHINGHAM - £440,000

# 3 Rother View, Burwash, Etchingham TN19 7BN

**Entrance Hall - Sitting Room - Snug - Kitchen - Master Bedroom With Ensuite Washroom - Bathroom - Two Further Bedrooms - Good Size Rear Garden - Garden Room & Workshop - Driveway**

A semi-detached 3 double bedroom bungalow located in the much sought after village of Burwash. The accommodation features a sitting room, snug, modern kitchen/breakfast room, modern family bathroom and separate washroom. To the front of the property is a pleasant garden mainly laid to lawn with flower and shrub borders and driveway. To the rear of the property is a well-maintained garden laid with Astro turf with flower and shrub borders plus a pebbled seating area, wooden veranda, patio terrace, garden room and workshop.

## ENTRANCE PORCH:

uPVC with part double glazed front door and windows. Leading to:

## ENTRANCE HALL:

Shelved storage cupboard. Access to airing cupboard housing hot water cylinder with slatted shelving above. Access to loft space. Wood effect flooring. Radiator. Range of doors to:

## MODERN KITCHEN/BREAKFAST ROOM:

Double glazed windows to the rear and side. A range of fitted units and matching wall mounted cupboards. Double oven. Pantry with shelving and housing modern boiler.



**MODERN KITCHEN/BREAKFAST ROOM:**

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**SITTING ROOM:**

Front and rear double glazed windows. Coal effect gas fire. Wood effect flooring. Radiators. Door leading to:

**SNUG:**

External door double glazed French door to Astro turf covered wooden veranda and rear garden with double glazed windows to either side. Wood effect flooring. Radiator. Door leading to:

**BEDROOM:**

Front aspect double glazed window. Single built in wardrobe. Access to loft space. Electric radiator. Wood effect flooring.

**BEDROOM:**

Double glazed French door to raised patio area with Astro turf and double glazed window to side. Built in wardrobes. Wood effect flooring. Electric radiator.

**MASTER BEDROOM:**

Front aspect double glazed window. Built-in wardrobes surrounding TV unit. Wood effect flooring. Radiator. Door to:

**ENSUITE WASHROOM:**

Wash basin. WC. Heated towel rail.

**MODERN SHOWER ROOM:**

Obscured double glazed window. Wash basin. WC. Walk-in 'Triton' electric shower. Stone effect walls. Wood effect flooring. Radiator.

**OUTSIDE:**

The front garden is mostly laid to lawn with flower and shrub borders plus driveway and paved path leading to the front door. To the rear is a beautifully maintained garden laid with Astro turf with flower and shrub borders, a pebbled seating area and wooden veranda outside the snug. There is a detached garden room with power plus attached workshop with power and storage. Further garden shed.



**SITUATION:**

The property is situated in this beautiful English village 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:** Freehold

**COUNCIL TAX BAND:** D

**ADDITIONAL INFORMATION:**

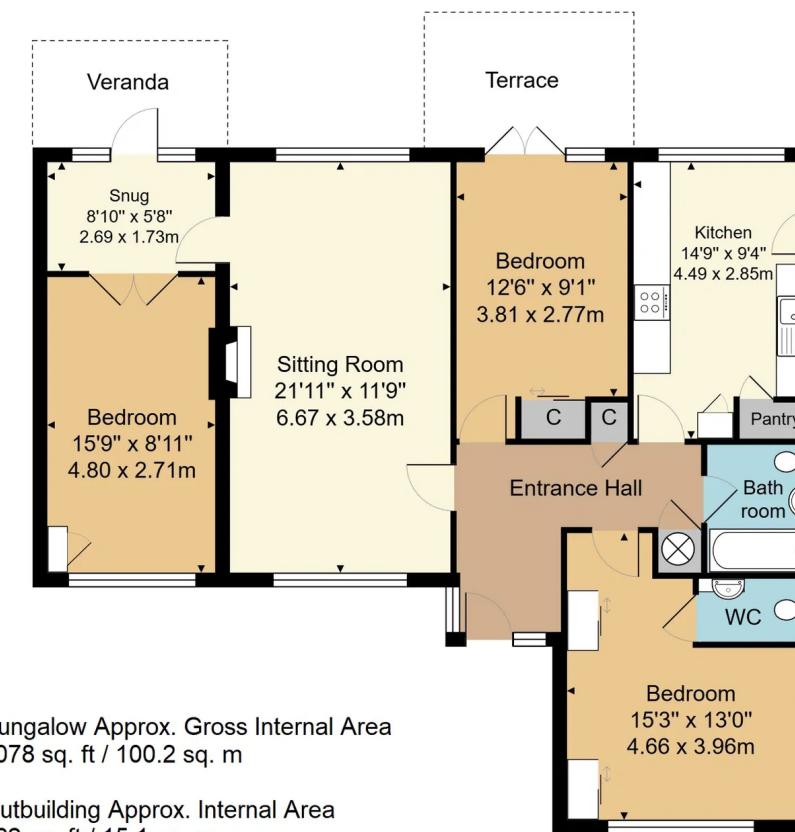
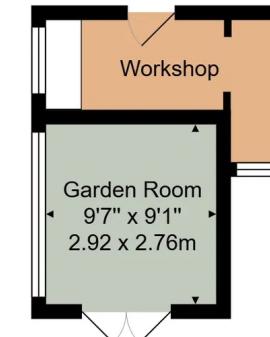
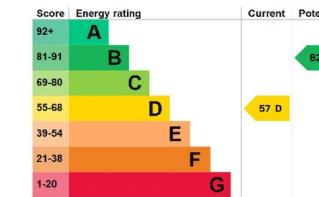
Broadband Coverage search Ofcom checker  
 Mobile Phone Coverage search Ofcom checker  
 Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
 Services - Mains Water, Gas, Electricity & Drainage  
 Heating - Gas-fired and electric heaters

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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