

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



The Old Orchard, Etchingam, TN19 7BF

- ▼ 3 Bedroom Duplex Apartment
- ▼ Gorgeous Views
- ▼ En-Suite, Bathroom & WC
- ▼ 3 Miles From Station
- ▼ 2 Reception Rooms
- ▼ 2 Allocated Spaces



EPC RATING

Current:

84 | B

Potential:

84 | B

£400,000



The Old Orchard, Etchingam, TN19 7BF

Situated at the far western end of Burwash High Street, The Old Orchard is an exclusive gated community featuring an attractive selection of detached homes, stylish townhouses, and high-specification apartments. Built in 2011, Cortland House is a modern apartment building within the development. This beautifully presented duplex apartment occupies the first and second floors, offering bright, well-proportioned living spaces throughout. Its elevated setting provides pleasant far-reaching views towards Stonegate over the rooftops opposite. The property benefits from two allocated parking spaces located within the secure gated residents' parking area. Residents also have access to a communal garden enclosed by mature hedging, together with a lawned area positioned in front of Cortland House. Entry to the apartment is via a well-maintained communal entrance hall, complete with an intercom entry system and staircase leading to the first floor. Only three additional apartments share this entrance. Inside, the welcoming hallway includes several built-in storage cupboards, ideal for coats, footwear, and household items. The spacious dual-aspect sitting room enjoys an abundance of natural light and opens through French doors onto a private decked balcony, perfectly suited for outdoor seating. An additional under-stairs cupboard provides further storage. The contemporary kitchen is fitted with an extensive range of wall and base cabinetry complemented by granite work surfaces. Integrated appliances include a fridge freezer, washing machine, dishwasher, microwave, electric oven, and four-ring hob with extractor hood above. An undermounted one-and-a-quarter bowl sink with drainer grooves and polished tiled flooring complete the space. Adjacent to the kitchen is a separate dining room, ideal for entertaining. A cloakroom is also located on this floor and features a concealed-cistern WC, washbasin set on a wooden console, wall-mounted mirror, and tiled flooring. The impressive principal bedroom offers generous proportions, a walk-in dressing area, and a stylish en suite shower room with large shower enclosure, WC, washbasin, heated towel rail, fitted storage, and fully tiled finishes. The second bedroom is another spacious double room with built-in wardrobes, while the third bedroom is currently arranged as a single room with additional space for a desk and storage furniture. The family bathroom is fitted with a "P"-shaped bath and overhead shower, concealed-cistern WC, washbasin, heated towel rail, wall-mounted mirror, and tiled walls and flooring.

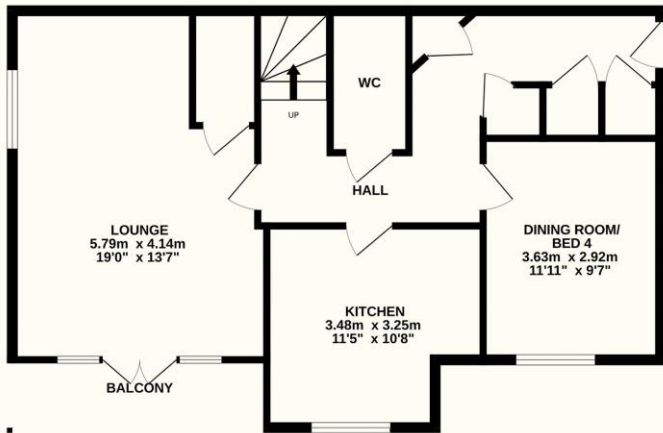
Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver

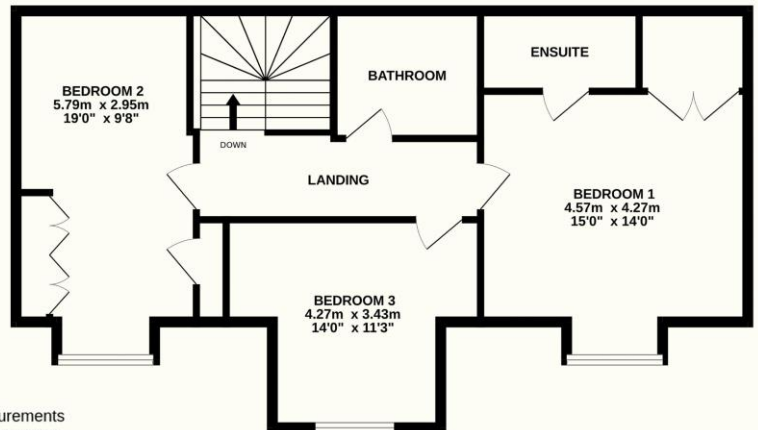




FIRST FLOOR 70.0 sq.m. (754 sq.ft.) approx.



TOP FLOOR 69.4 sq.m. (747 sq.ft.) approx.



TOTAL FLOOR AREA : 139.5 sq.m. (1501 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026



TENURE: LEASEHOLD COUNCIL TAX BAND: E

GROUND RENT: 0

MAINTENANCE/SERVICE CHARGE: 1500pa

LEASE END DATE:n100 years

Uckfield 01825 703000
 Crowborough 01892 489000
 Heathfield 01435 511800
info@peteroliverhomes.co.uk

Peter Oliver