



STRAND MEADOW
BURWASH, ETCHINGHAM - £320,000



**23 Strand Meadow, Burwash
Etchingam TN19 7BP**

Enclosed Porch - Entrance Hall - Cloakroom - Dual Aspect Sitting Room - Kitchen/Breakfast Room - First Floor Landing - Three Bedrooms - Remodelled Shower Room - Lawned Gardens To The Front & Side - Paved Patio Garden To The Rear - Single Garage En-Bloc Plus Further Parking Space

A well presented three bedroom end-of-terrace family home offered to the market with NO ONWARD CHAIN. The accommodation features a bright dual aspect sitting room, kitchen/breakfast room, gardens to the front and side plus patio garden to the rear with single garage en-bloc and additional off-street parking.

ENCLOSED PORCH:

Double glazed side window. Wood effect flooring. Electric radiator.

ENTRANCE HALL:

Two electric radiators. Understairs storage cupboard.

CLOAKROOM:

Double glazed window. WC. Corner wash basin with tiled splashback.

SITTING ROOM:

Dual aspect with double glazed windows and double glazed door leading to the garden. Coved ceiling. Electric wall mounted radiators.

KITCHEN/BREAKFAST ROOM:

Double glazed window overlooking the front garden. Range of wooden fronted matching wall and base cupboards. Worktops with inset sink. Inset electric hob with filter hood above. Built-in double oven, dishwasher and freezer. Space for fridge and washing machine. Coved ceiling inset spotlights. Electric radiator.



Stairs to:

FIRST FLOOR LANDING:

Access to the loft. Built-in airing cupboard housing the hot water cylinder with slatted shelves above.

BEDROOM:

Double glazed windows overlooking the front garden. Electric radiator.

BEDROOM:

Double glazed window overlooking the rear garden. Coved ceiling. Electric radiator.

BEDROOM:

Double glazed window overlooking the rear garden. Large pine double wardrobes with drawers under. Electric radiator.

REMODELLED SHOWER ROOM:

Double glazed window. Fitted plantation-style shutters. Corner shower cubicle with electric shower. Vanity unit with wash basin and cupboards under. WC. Electric heated towel rail. Wood effect flooring. Inset spotlights. Extractor fan.

OUTSIDE:

There are lawned gardens to the FRONT and SIDE. To the REAR is a patio garden with paved area, shrub and flower borders, side gate and outside lights. There is a garage en-bloc with further parking space.

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. Etchingam 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:

C

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

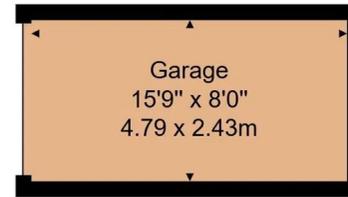
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

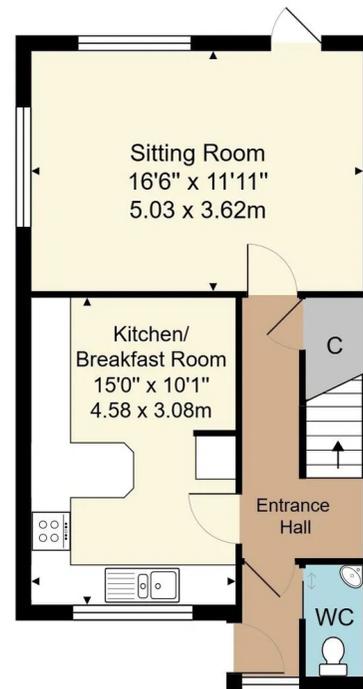
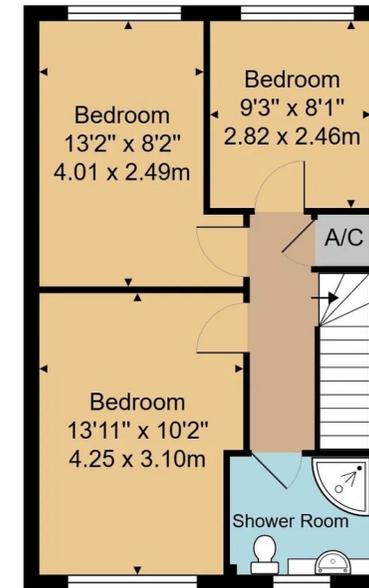
- www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Electric



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

**Ground Floor****First Floor**

House Approx. Gross Internal Area 927 sq. ft / 86.1 sq. m
Garage Approx. Internal Area 125 sq. ft / 11.7 sq. m

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.

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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