



WEST END COTTAGES  
BURWASH COMMON, ETCHINGHAM - £175,000





# 3 West End Cottages

Heathfield Road, Burwash Common,  
Etchingam, TN19 7NB

**Double Glazed Conservatory To The Front - Sitting Room -  
Kitchen - Utility Room - First Floor Landing - One Double  
Bedroom - Bathroom - Separate WC - Mature Rear Garden -  
Hard Standing To The Front Providing Off-Street Parking For A  
Small Vehicle**

A one bedroom mid-terrace cottage in need of total refurbishment situated in the popular area of Burwash Common. The property provides an opportunity for someone looking for a project. The accommodation features a sitting room, kitchen, utility room and conservatory on the ground floor with a double bedroom, bathroom and separate WC on the first floor. There is a good sized mature garden to the rear and hard standing to the front providing parking for a small vehicle. NO ONWARD CHAIN.

## **CONSERVATORY:**

Double glazed windows with fitted blinds. Tiled floor. Radiator.

## **SITTING ROOM:**

Double glazed uPVC door. Double glazed window to the front. Under stairs storage cupboard housing the electrical consumer unit. Radiator.

## **KITCHEN:**

Fitted wall and base cupboards. Stainless steel sink. Space for cooker and fridge.

## **UTILITY ROOM:**

Space for washing machine. Wall mounted gas fired boiler and hot water cylinder. Tiled floor. Double glazed sliding patio doors leading to the garden.





Stairs to the first floor landing. Access to the loft.

**BEDROOM:**

Double glazed window. Fitted cupboards and wardrobe. Radiator.

**BATHROOM:**

Panel enclosed bath with shower over. Pedestal wash basin. Tiled floor and walls. Double glazed window. Radiator.

**SEPARATE WC:**

Double glazed window. WC.

**OUTSIDE:**

There is a small hard standing to the front providing parking for a small vehicle. The rear garden is mature with a variety of shrubs and trees with a winding brick pathway.

**SITUATION:**

This popular hamlet is extremely well placed within 3 miles distant of Stonegate rail station with service of trains to London and the beautiful and historic village of Burwash which provides shopping facilities for day-to-day needs and a popular primary school coupled with traditional Inns. It is approximately 3 miles from the town of Heathfield which 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 15 miles distant with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 35 and 45 minutes drive respectively.





**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity

Heating - Gas-fired

Private Drainage - Cesspool

Rights and Easements - we understand that the neighbouring property (No.4) has a right of way across the rear garden.

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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 538 ft<sup>2</sup> ... 50.0 m<sup>2</sup>

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.