



ROSEMARY GARDENS

BURWASH, ETCHINGHAM - £450,000



**4 Rosemary Gardens, Burwash,
Etchingam TN19 7JF**

**Entrance Hall - Sitting Room - Dining Room -
Conservatory - Study/Bedroom 3 - Kitchen - Utility
Room - Two Further Double Bedrooms - Bathroom - En-
suite Washroom To Master Bedroom - Attractive Garden
- Single Garage**

A well presented and spacious 2/3 bedroom detached bungalow situated in a private cul-de-sac less than a quarter of a mile from Burwash Village High Street. The accommodation features two reception rooms plus a conservatory, two double bedrooms plus a third single bedroom or study, kitchen and utility room, attractive garden and single garage with driveway. NO ONWARD CHAIN

ENTRANCE HALL:

Built in airing cupboard housing the hot water cylinder with slatted shelves above. Access to the loft with pull down ladder and light. Coved ceiling. Radiator.

SITTING ROOM:

Dual aspect with double glazed windows. Feature fireplace with gas coal effect fire. Coved ceiling. Radiator.

DINING ROOM:

Double glazed window to the side. Coved ceiling. Double glazed patio doors leading to:

CONSERVATORY:

Double glazed windows. Double glazed French doors leading out to the garden. Fitted blinds.

KITCHEN:

Double glazed window overlooking the rear garden. Range of matching white wall and base cupboards. Laminate worktops with inset stainless steel sink. Space for cooker, dishwasher and fridge. Built in storage cupboard. Part tiled walls. Coved ceiling. Radiator.

UTILITY ROOM:

Double glazed door leading to the garden. Laminate worktop with inset stainless steel sink and cupboard under. Wall mounted cupboard. Space for washing machine and freezer. Gas-fired boiler. Wood effect flooring.



STUDY/BEDROOM:

Double glazed window to the front. Built in cupboard. Coved ceiling.

BEDROOM:

Double glazed windows overlooking the rear garden. Built in wardrobes. Coved ceiling. Radiator.

EN-SUITE WASHROOM:

Double glazed window. WC. Wash basin with cupboards under. Part tiled walls. Tiled floor. Coved ceiling. Inset spotlights. Radiator.

BEDROOM:

Double glazed window. Coved ceiling. Radiator.

SHOWER ROOM:

Double glazed window. Modern shower room with WC, pedestal wash basin, walk-in shower cubicle with thermostatic shower. Tiled floor. Part tiled walls. Coved ceiling. Inset spotlights. Extractor fan. Radiator.

OUTSIDE:

There is an attractive garden to the rear with lawn, paved areas and pathways with mature shrub borders, greenhouse and side gate. The garage is situated to the left of the bungalow with up-and-over door, power and light and personal door to the rear. The garage is attached to the neighbours garage.

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: E

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, Gas, Electricity & Drainage (delete as appropriate)
Heating - Gas-fired

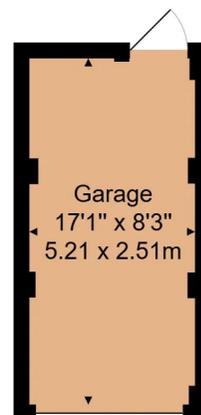
AGENTS NOTE:

The property is situated in a private road and we understand from the seller that contributions for the upkeep of the road are on an ad hoc basis as and when required.

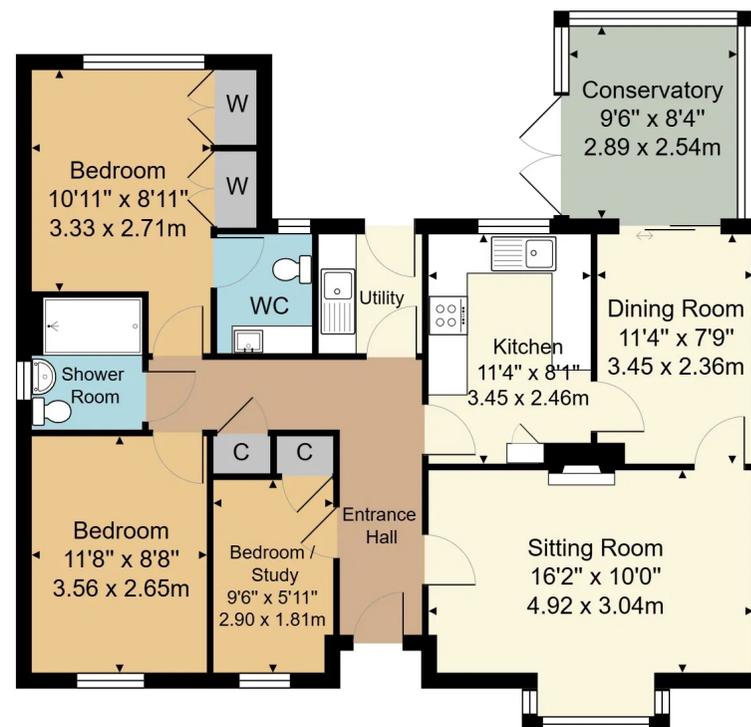
ANTI MONEY LAUNDERING REQUIREMENTS:

In accordance with HMRC current legal requirements, we are required to carry out AML (Anti Money Laundering) checks on all purchasers once any offer has been accepted. A nonrefundable administration fee of £30 + VAT (£36) will apply for each prospective purchaser. Satisfactory AML results and evidence of funds and/or a mortgage AIP are required before any offer can be formally accepted and memorandum of sale issued.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 953 sq. ft / 88.5 sq. m
Garage Approx. Internal Area 140 sq. ft / 13.1 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.



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