

**RUSH  
WITT &  
WILSON**



**Curlew Cottage High Street, Burwash, East Sussex TN19 7EU  
Offers In Excess Of £270,000**

**CHAIN FREE** - An attractive two bedroom mid-terraced late Victorian cottage conveniently situated on the picturesque High Street of Burwash Village, spaciouly configured over three floors enjoying far reaching rural views. Accommodation comprises a light main living room open to a kitchen/breakfast room to the rear, to the lower ground offers a practical utility room and additional bathroom, to the first floor a generous master bedroom, further double bedroom and main shower room. Outside benefits from an extensive cottage garden providing a selection of delightful seating areas, tiered to a decked terrace at one end providing an excellent alfresco dining area, off road parking space available 100 yards from the property (charge applies). The property offers vast scope to remodel or adapt further with the added option of converting the attic space subject to obtaining the relevant planning permissions. The village, which was once home to the renowned author Rudyard Kipling, offers a good range of shopping facilities including a local store, butchers, excellent doctors surgery and choice of period Inns. Both Stonegate and Etchingham mainline stations are 3 miles away offering a regular service to London Charing Cross.

Property approached with gated access and covered porch with wooden and stain glass door leading into:-

**Entrance Hall**

With ceiling lighting, single radiator and stairs to first floor.

**Sitting**

13'8 x 11'2 into bay (4.17m x 3.40m into bay)  
With bay fronted sash windows with secondary glazing, ceiling lighting, double radiator, fireplace with wooden surround and mantle housing electric stove,

**Kitchen**

13'9 x 10'11 (4.19m x 3.33m)  
Fitted with a comprehensive range of matching wall and base mounted unites with open shelving and wine rack, work surface over with single bowl stainless steel sink with drainer and mixer tap, integral oven, grill and microwave with four ring hob and cooker hood over, space for dishwasher and fridge/freezer, attractive tiled surround, laminate flooring, single radiator, ceiling lighting, traditional sash windows to rear aspect enjoying far reaching rural views. Ample space for dining table.

Steps leading down to:-

**Lower Ground Floor**

**Hallway**

With tiled floor, built-in under stairs storage, airing cupboard and double radiator.

**Bathroom**

6'11 x 5'6 (2.11m x 1.68m)  
Fitted with a low level w/c, contemporary pedestal hand basin with circular ceramic sink with mixer tap, paneled bath with mixer tap and shower attachment, partially tiled walls, heated towel rail, obscured glazed sash window rear aspect.

**Utility Area**

6'8 x 10'11 (2.03m x 3.33m)  
Tiled floor, space for washing machine, tumble dryer and freezer, single radiator, ceiling lighting, traditional sash windows rear aspect and stable style door with garden access. It is worth noting that in similar neighbour properties the utility area and bathroom have been combined together to form a ground floor living space.

Stairs leading from entrance hall to:-

**First Floor**

Landing with single radiator and loft hatch access with pull down ladder.

**Bedroom One**

14'1 x 14' (4.29m x 4.27m)  
Traditional sash windows to front aspect with secondary glazing, ceiling lighting, double and single radiator.

**Bedroom Two**

11'6 x 7'10 (3.51m x 2.39m)  
Traditional sash windows with secondary glazing to rear aspect enjoying stunning far reaching rural views, ceiling lighting, single radiators.

**Shower Room**

Fitted with a matching suite comprising a low level w/c, pedestal hand basin with mixer tap, large shower cubicle with fixed rainfall shower head, vinyl flooring radiator with heated towel rail, attractive wood paneled detailing, wall and ceiling lighting and traditional sash windows with secondary glazing to rear aspect enjoying a stunning rural view.

**Outside**

**Rear Garden**

The lengthy rear mature cottage style garden is arranged to four gradual terraces and is fence enclosed. The first terrace being adjacent to the rear of the property providing an ample seating area for outdoor entertaining along with an outside store and gated right of way to neighbouring properties. Steps then lead down flanked by mature planted borders to a further paved seating area with climber covered archway leading to a fence enclosed pond and further steps to a level decked sun terrace.

**Agents Notes**

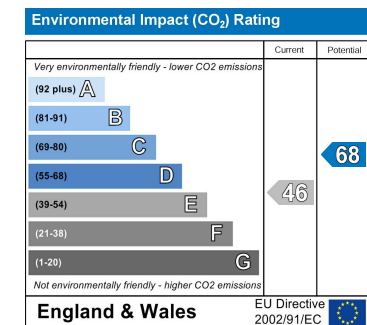
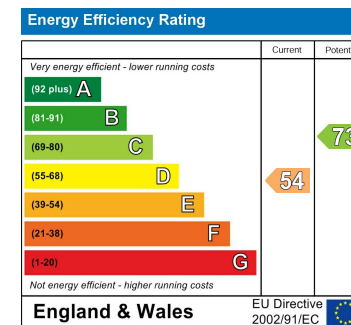
None of the services or appliances mentioned in these sale particulars have been tested.

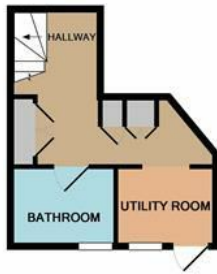
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

\* To comply with the Estate Agents Act 1979, interested parties are informed that the vendor is an employee of Rush Witt & Wilson. \*

**Agents Note**

Parking is by arrangement with the Catholic Church.

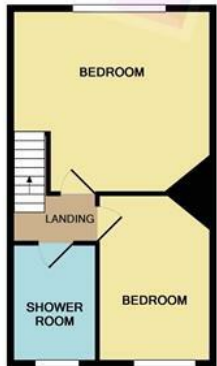




GROUND FLOOR  
APPROX. FLOOR  
AREA 170 SQ.FT.  
(15.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 782 SQ.FT. (72.6 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. 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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