



7 CORTLAND HOUSE, THE OLD ORCHARD
BURWASH - GUIDE PRICE £400,000 - £425,000



7 Cortland House,

5 The Old Orchard, Burwash,
Etchingam, TN19 7BF

**Entrance Hall - Cloakroom - Sitting Room With Balcony -
Kitchen With Granite Worktops - Dining Room - Stairs To
Second Floor Landing - Bathroom - 3 Double Bedrooms -
En Suite Shower Room - Two Allocated Parking Spaces**

A rarely available and exceptionally spacious (approximately 1400 sq. ft.) luxury three double bedroom duplex apartment (first and second floor) built in 2011 and situated in the beautiful village of Burwash. The apartment features a fitted kitchen with granite worktops and integrated appliances, two separate reception rooms (one with a balcony), bathroom plus en suite shower room and a cloakroom. There is underfloor heating, far reaching views and two allocated parking spaces.

ENTRANCE HALL:

Built in cloaks cupboard, two further built in storage cupboards, built in airing cupboard.

SITTING ROOM:

Built in understairs storage cupboard. Double glazed windows and French doors leading to:

BALCONY:

With wrought iron balustrades.

DINING ROOM:

Double glazed windows.



CLOAKROOM:

Fitted with a WC with concealed cistern, wash basin, tiled floor, extractor fan.

KITCHEN:

Fitted with a range of wooden fronted wall and base cupboards with granite worktops and an inset one and a half bowl stainless steel sink. Inset 'Neff' electric hob with stainless steel extractor hood above. Built in 'Neff' oven and 'Neff' microwave. Integrated fridge/freezer, washing machine and dishwasher. Inset spotlights. Cupboard housing the wall mounted boiler. Double glazed windows.

Stairs to LANDING.

LUXURY BATHROOM:

Fitted with a panel enclosed bath with mixer tap and shower attachment, WC with concealed cistern, wash basin, chrome heated towel rail, tiled walls and floor. Shelved recess, inset spotlights, extractor fan.

BEDROOM 1:

Double glazed windows with far reaching views, built in double wardrobe.

EN SUITE SHOWER ROOM:

Fitted with a pedestal wash basin, WC with concealed cistern, large shower cubicle, chrome heated towel rail, tiled walls and floor. Inset spotlights, extractor fan.

BEDROOM 2:

Double glazed windows with far reaching views, built in wardrobe.

BEDROOM 3:

Double glazed windows with far reaching views.

OUTSIDE:

Allocated parking for two vehicles. Bin store and communal bike store.



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.

TENURE: Leasehold

Lease - 125 years from 29 September 2011

Service Charge - currently £400.00 per six months from 1 March 2022 - 31 August 2022

Ground Rent - peppercorn

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher 01435 862211

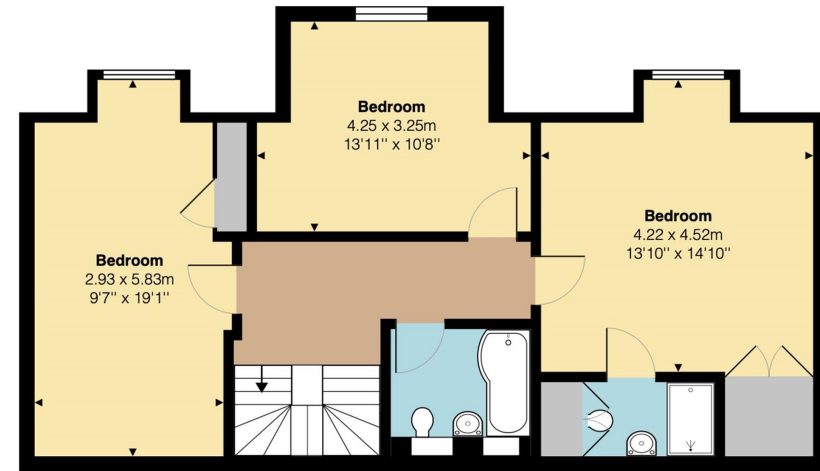
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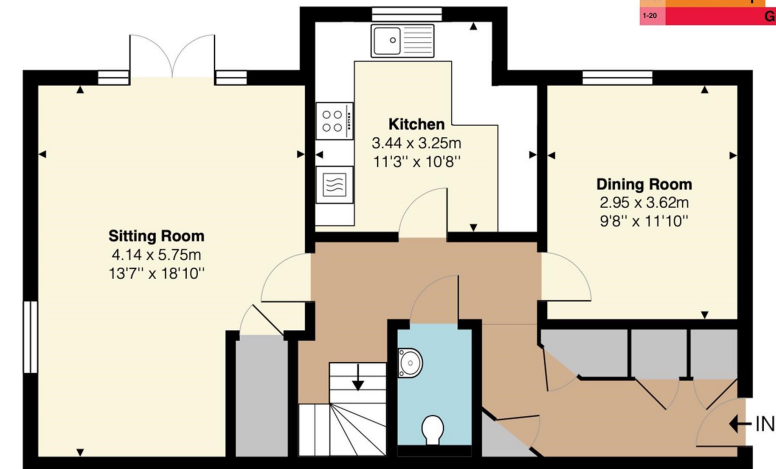
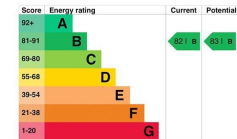
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Second Floor
Approx Internal Area
732 sq ft (68 sq m)



First Floor
Approx Internal Area
700 sq ft (65 sq m)

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Not To Scale.
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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