

 ${\color{red}2~bedroom~Apartment}~|~{\rm Offers~in~Region~of~£260,000}$ Heathfield Road, Burwash Common, East Sussex, TN19 7LT Foresters

Description

NEW HOME - Plot 2 - 758.0 sq ft 70.4 sq m - A collection of just 4 exclusive homes, with a single 1 bedroom apartment and a further three 2 bedroom flats, these plots have a secure entrance and an allocated parking space each. Ideal for local first time buyers in a market where apartments rarely come to the market or for those wishing to downsize to a charming rural community, these apartments have all the benefits of buying a new build home, with underfloor heating and high quality fittings throughout.

All these homes have dual aspect living/dining/kitchen areas and both ground floor apartments have external doors with Plot 1 benefitting from its own private garden. Each of the 2 bedroom properties boasts both a family bathroom and ensuite to the main bedroom.

Plots 1-4 - Apartments Amtico flooring in hallway, living, dining and kitchen areas

Luxury carpet in bedrooms

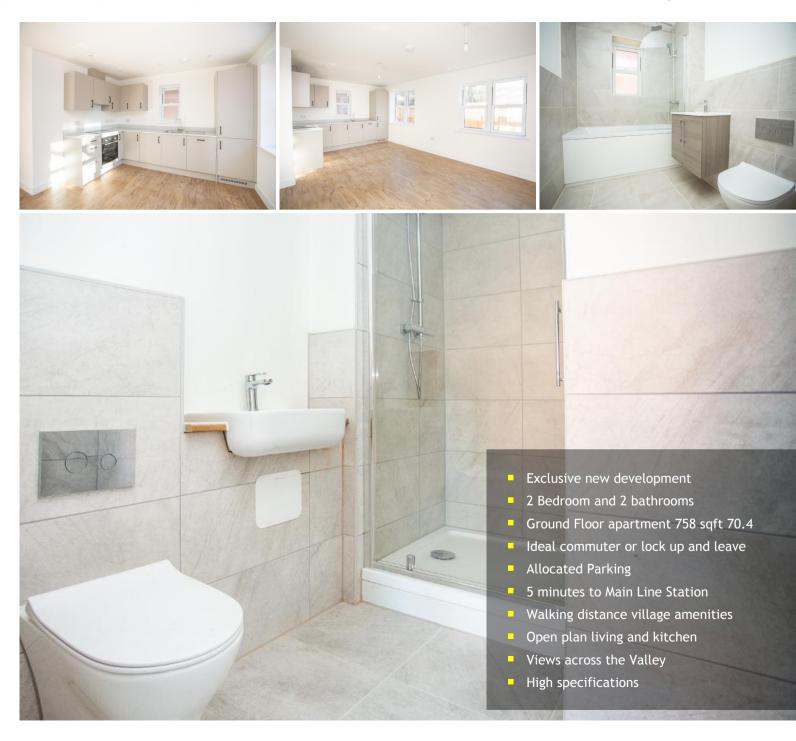
All flooring supplied by Pennells Flooring of Heathfield

Kitchens crafted and designed by UK kitchen manufacturer, JT Ellis

Italian-inspired slab door design in a range of colours (subject to reservation before cut-off point in build programme)

Handle less wall units with finger pull recess Low profile worktops in a selection of colours (subject to reservation before cut-off point in build programme) plus matching 100mm upstand

Glass splashback to hob Blanco 1.5 bowl stainless steel sink and Blanco chrome dual lever tap



Bosch hob and oven, Elica cooker hood, Hotpoint fridge freezer, washer/ dryer and dishwasher

Double glazed throughout

Full height tiles in wet areas and half height across remaining walls in bathrooms and ensuites plus tiled floors

Vitra and Vado bathroom fittings and vanity unit

Brushed chrome electrical sockets and switches Patio doors to private courtyard area for ground floor apartments

Allocated parking

EV charging point

Mains drainage

Wet underfloor heating throughout

Air source heat pump

Lift to upper floor

Durable carpet and matting in communal areas.

Secure entry to apartment block

Pigeonhole letterbox area in ground floor entrance

Lease Term: 125 years

Share in the management company/freehold

Burwash Common is a small village with a village green and cricket ground, church, local shop and café and pub. Surrounded by countryside with public footpaths and is part of the parish of Etchingham which extends to the village of Burwash 2.6 miles away. This village has two local pubs and a variety of local shops, church and primary school. Heathfield is a market town 4 miles distant and still holds two markets a week and a local farmers market. In addition is an active and well served High Street with a variety of shops, cafes, takeaways and restaurants along with Waitrose and Sainsbury's. Heathfield Community College has









a school bus which runs through Burwash Common. There are two main line stations into London Bridge and Charing Cross; Stonegate 3 miles and Etchingham 5.2 miles distant. There are many coastal towns easily reached and about 20 miles from the property and the A21, 6 miles distant, links either to the coast or to the M25 and London.

Directions: From Heathfield, travel East towards Broad Oak and Burwash. Once you go through Broad Oak continue heading East for approximately 2.2mi / 3.5km. The Ashgate View development can be found on your left hand side on the corner of Swing Gate Hill.

Agents Note: Please note that these details have been prepared as a general guide and do not form part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon. Any verbal statements or information given about this property, again, should not be relied on and should not form part of a contract or agreement to purchase.



Score	Energy rating		Current	Potential
92+	Α			
81-91	В		85 B	85 B
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20		G		











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