



2 bedroom Apartment | 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



- Exclusive new development
- 2 Bedroom and 2 bathrooms
- Ground Floor apartment 758 sqft 70.4
- Ideal commuter or lock up and leave
- Allocated Parking
- 5 minutes to Main Line Station
- Walking distance village amenities
- Open plan living and kitchen
- Views across the Valley
- High specifications

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 en-
suites 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+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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