

BURWASH

EAST SUSSEX



High Street, Burwash, East Sussex TN19 7HG

Enjoying far reaching rural views, this striking detached family home, occupies an elevated position on the edge of the delightful village of Burwash.

The accommodation consists of a porch, an entrance hall, a sitting room leading to a garden room, dining room, kitchen/breakfast room and cloakroom on the ground floor,

On the first floor there is a master bedroom with ensuite bathroom, two further double bedrooms, a study/nursery and a family bathroom.

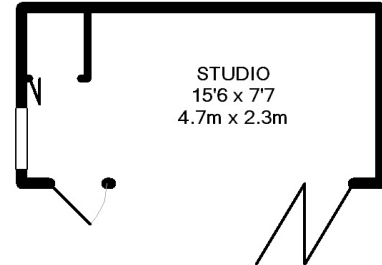
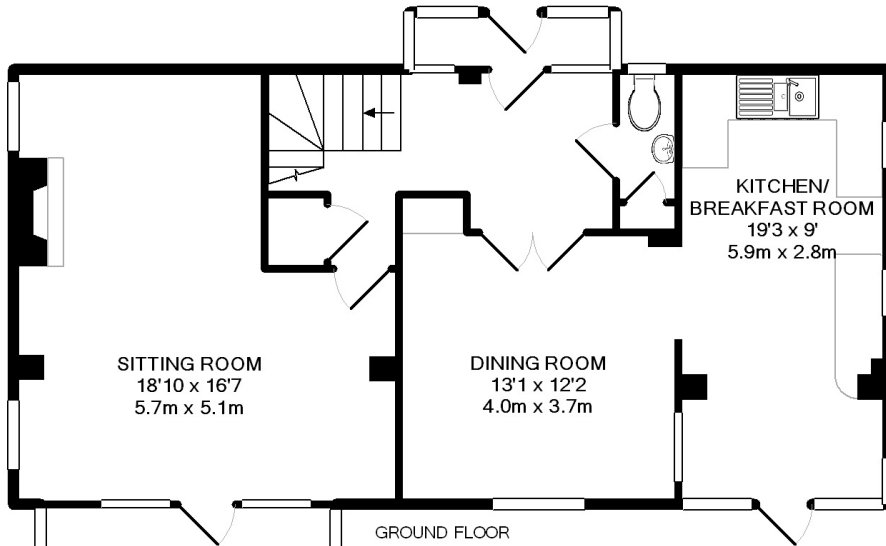
Outside wellstocked flower and shrub beds flank the drive and off road parking for several cars. The gardens to the rear wrap around the property and are laid to lawn with mature hedging and trees. Within the garden there is a detached studio/office.

- Striking Home in Elevated Position
- Sitting Room with Wood Burning Stove
- Garden Room
- Dining Room
- Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- Two Double Bedrooms
- Nursery/Study
- Charming Enclosed Gardens
- Detached Studio



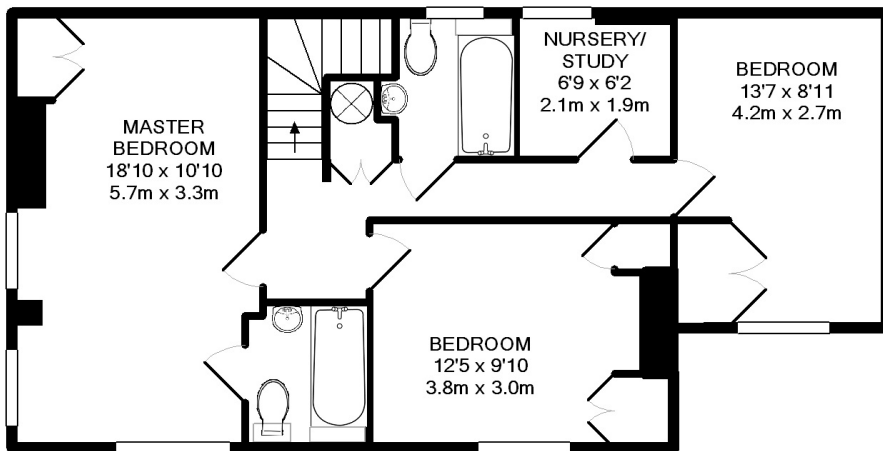






TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding studio) 1446.7SQ.FT. (134.4SQ.M)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

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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Energy Performance Certificate



Weeping Birch, High Street, Burwash, ETCHINGHAM, TN19 7HG

Dwelling type: Detached house
 Date of assessment: 12 June 2013
 Date of certificate: 14 June 2013
 Reference number: 0169-2892-6761-9497-6681
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 132 m²

Use this document to:

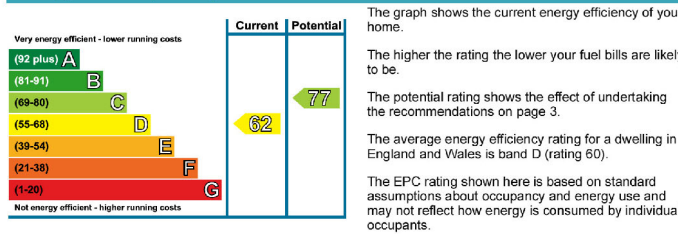
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,294
Over 3 years you could save	£ 678

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 192 over 3 years	
Heating	£ 2,511 over 3 years	£ 2,181 over 3 years	
Hot Water	£ 483 over 3 years	£ 243 over 3 years	
Totals	£ 3,294	£ 2,616	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 321	<input checked="" type="checkbox"/>
2 Low energy lighting for all fixed outlets	£50	£ 90	<input checked="" type="checkbox"/>
3 Hot water cylinder thermostat	£200 - £400	£ 159	<input checked="" type="checkbox"/>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



SERVICES

Mains electricity, gas, water and drainage

Rother District Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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