

Chiddingstone
7 Southover Place
Spring Lane, Burwash, TN19 7JA

burnett's
Individual Property : Individual Service



A beautifully enhanced raised ground floor apartment in an impressive period property, benefitting from extensive communal facilities including indoor swimming pool, gym, tennis court, games/snooker room, tennis court, gardens and parking in a peaceful, tucked-away location just 1 mile outside of the popular village of Burwash, about 2.6 miles from Stonegate station. The accommodation comprises: open plan kitchen/living/dining room with study nook, 3 bedrooms and 2 bath/shower rooms. EPC Rating: E

Price Guide: £295,000 Leasehold with Share of Freehold

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Chiddingstone 7 Southover Place

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Price Guide: £295,000 Share of Freehold

Tucked-away down a country lane on the outskirts of Burwash village, Southover Place is an historic building, once a seminary for an order of monks and having also been utilised as a school for boys, now converted into 15 unique apartments with exceptional communal leisure facilities.

Chiddingstone is one of only two three bed apartments in the development and is located off the main communal reception hall, with a few steps leading up to the apartment door.

Inside the flat, a further small rise of steps takes you into the impressive double aspect open plan kitchen/living/dining area.

The kitchen is fitted with clean line white gloss units and granite worktops, including a large central island with breakfast bar. Integrated appliances include a Zanussi fridge freezer, Bosch fan oven, microwave, dishwasher and hob with extractor hood over.

In the living space is an electric contemporary inset fireplace, behind which is a useful study nook. The windows to the rear look out over the South-facing gardens.

A hallway leads off the sitting room to the three bedrooms and "jack and jill" bathroom. Two of the bedrooms are good sized doubles, one with space for and one with fitted wardrobes, and one with en suite shower room and one with access to the main bathroom. The third bedroom is a comfortable single with fitted wardrobes.

The bathrooms are fitted with modern white suites with travertine stile tiled walls. The main bathroom has a P shaped bath with shower over, whilst the en suite has a corner shower cubicle. Both have WCs, washbasins and heated towel rails.

The communal gardens and facilities are some of the best we have seen in a country house conversion. The south facing gardens are a real delight with various areas to sit out and enjoy the tranquillity or to join your fellow residents for a chat. The raised patio has a barbeque and pizza oven and there is a fire pit, gazebo and various other areas within the grounds, not to mention the tennis court.

Internally, the communal facilities include a well-equipped gym with weights, resistance and aerobic machines, a heated indoor swimming pool, a sauna, a games/snooker room and a

communal dining room, which residents have exclusive access to. There is also a laundry room and communal storage area. To the front of the building is a large gravel parking area.

Burwash is a popular village located about 13 miles South of Tunbridge Wells and 16 miles North of Hastings in the High Weald Area of Outstanding Natural Beauty. The village has retained many of its High Street facilities including two public houses, a tea/coffee shop, convenience store, family butcher and hairdressers, plus village hall, doctor's surgery, churches, primary school and petrol station. The surrounding countryside is beautiful and offers lots of walking opportunities.

More comprehensive shopping facilities, including supermarkets, can be found at Heathfield (6.5 miles) and Hawkhurst (8 miles).

Stonegate station is about 2.6 miles from the property and Etchingam station is just 4 miles away. This train line runs to London Charing Cross and Cannon Street with services to London Bridge in just over 1 hour from Stonegate. There are bus services from Burwash to Heathfield and Uckfield.

Services: Mains electricity and water. Private drainage. Electric heating.

Tenure: Leasehold with Share of the Freehold

Lease: 150 years from 24 June 1986

Annual ground rent: £25

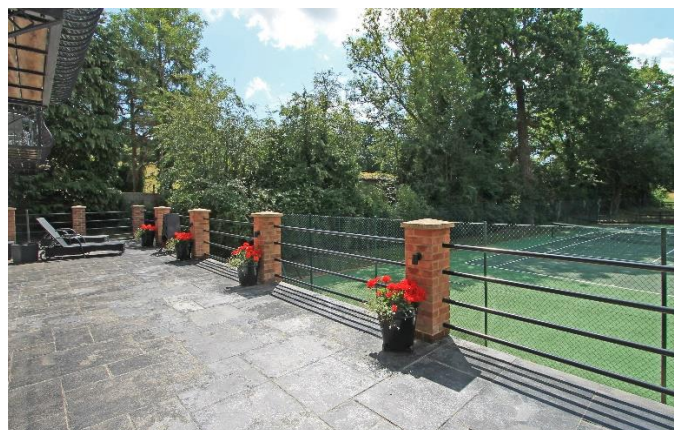
Current annual service charge: around £3,800

No children under the age of 12 permitted to reside at the property.

No pets policy.

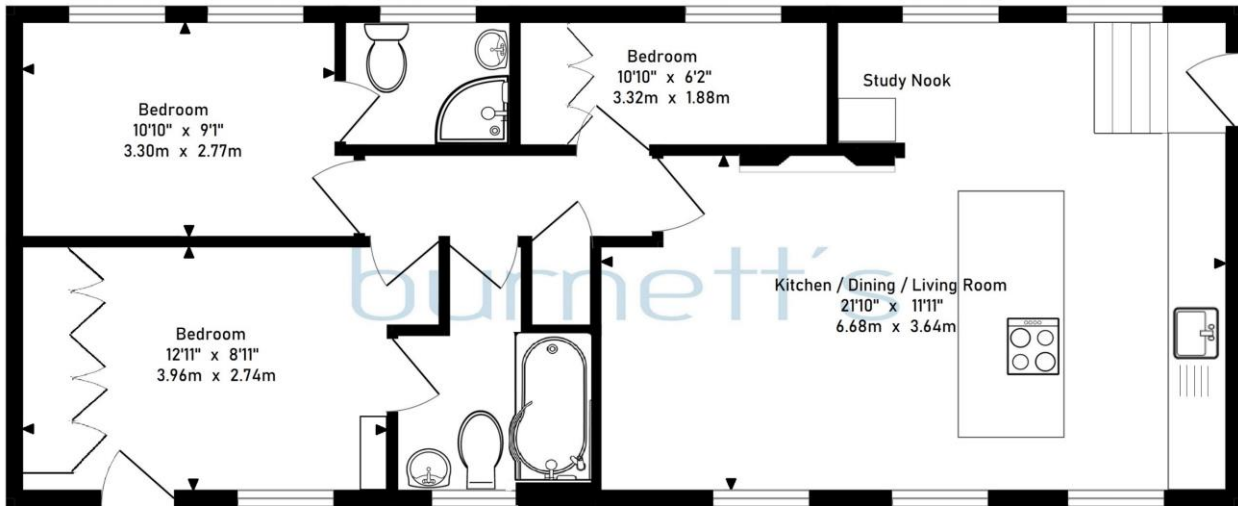
Rother District Council.

Council Tax Band: D





GROUND FLOOR



TOTAL FLOOR AREA : 635sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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www.burnetts-ea.com

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Wadhurst: 01892 782287

Lettings: 0845 873 7493

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |

