



## 2 Garstons

High Street, Burwash, East Sussex



A beautifully presented and spacious garden apartment of approximately 1,012 sq.ft, set within a most attractive Grade II listed building with its own entrance, private terrace and direct access to lovely communal gardens, situated in the heart of a picturesque village.

## Guide price £350,000 Share of Freehold

**Situation:** Garstons is situated in the picturesque village of Burwash overlooking the pretty High Street, church and beautiful surrounding countryside. The village provides a good range of amenities including a post office/general store, primary school, doctors' surgery and period inns. A wider range of facilities can be found in the market town of Heathfield, which lies about 7 miles to the west, where there are supermarkets, banks, as well as primary and secondary schools. Tunbridge Wells is about 15 miles to the north and Hastings is a similar distance to the coast. The A21 is within easy reach by car and gives access to the M25 and coastal routes. Etchingam and Stonegate mainline stations are approximately 10 minutes away by car and provide a regular commuter service to London Charing Cross and Cannon Street.

The National Trust property, Bateman's, home of Rudyard Kipling, is also just a few minutes away and the surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed and the coast is also within easy reach.

**Description:** The property is one of seven apartments set within an impressive Grade II listed building, which is believed to date back to the early 1800s and was sympathetically converted in 1986. Presenting attractive rendered external elevations beneath a tiled roof, the property benefits from having been well maintained with brand new timber casement windows and has a share of the freehold. The apartment benefits from having its own private entrance with adjacent parking, a private terrace and direct access to the lovely well-established gardens.

Arranged over one floor, the accommodation is very well appointed and presented throughout and provides a flexible and spacious living space of approximately 1,012sq.ft/94sq.m including: a spacious entrance hall with oak flooring, a good-sized bedroom with a bay window overlooking the garden, built in wardrobes and a dressing area with built in storage – this bedroom is served by a recently refitted shower room across the hall. There is a further double bedroom with doors leading to a utility room with plenty of storage and a door to an ensuite bathroom. The main living areas are accessed the hall and include a dining room that is open plan to the sitting room, which has French doors leading out to the terrace and rear garden and has an open doorway to a well-appointed kitchen. The kitchen has been recently refitted with an extensive range of shaker style wall and base units with tiled splashbacks – this room enjoys a lovely aspect over the garden and has a stunning original stone fireplace as its centre piece.

Outside, the property is approached through stone pillars over a shared driveway to a parking area that also provides plenty of visitor parking, with the driveway continuing along the right-hand side of the building where the property has a private parking space outside the front door. The apartment benefits from private outdoor space with a useful terrace to the front providing an ideal area for storage and a private terrace to the rear outside the sitting room, kitchen and bedroom, which has plenty of space for outdoor entertaining and has steps leading to the communal gardens. The well-established gardens have an abundance of mature shrubs and plants and are mainly laid to lawn with a terrace.

**Services:** Mains water and electricity. Gas central heating

**Maintenance and sinking fund:** £221.88 per month

**Property address:** 2 Garstons, High Street, Burwash, East Sussex TN19 7EH

**Local Authority:** Rother District Council 01424 787000

**Council tax:** Band A (2024/25 - £1,621.29)

**Current EPC Rating:** Exempt

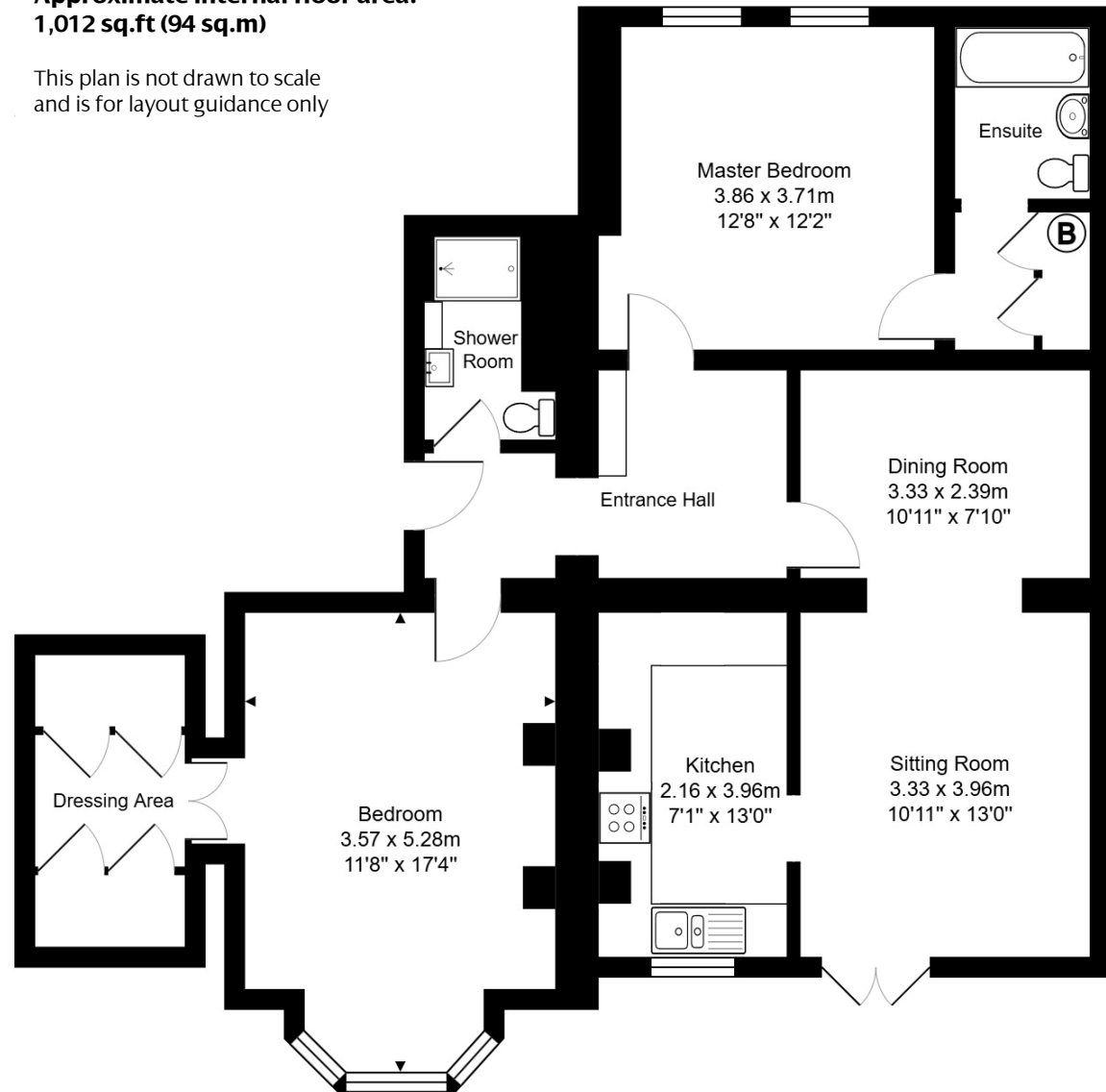
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



**Approximate internal floor area:  
1,012 sq.ft (94 sq.m)**

This plan is not drawn to scale  
and is for layout guidance only



#### Important notice:

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