



chartered surveyors
and property consultants



Alma House • High Street • Burwash • East Sussex TN19 7ET

For Sale - Freehold

Planning consent for conversion to provide a 4 bedroom family house



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COMMERCIAL

Location

Burwash is an attractive historic village around 19 miles south of Tunbridge Wells and 17 miles North West of Hastings. Road access is available via the A21, approximately 4 miles to the east, though Etchingham, around 2.5 miles along the A265. There are main line train stations at both Etchingham and Stonegate (3 miles). Heathfield lies about 6 miles to the west.

Situation

The property is situated in the heart of the village, directly on the High Street.

Description

A grade II listed attached property arranged over lower ground, ground and first floors. The ground floor comprises retail space with integral stairs to both a 2 bedroom flat, and down to a lower ground floor area providing storage and ancillary office & workshop space. There are parking spaces to the rear and a courtyard garden.

Existing Accommodation / Floor Areas

<u>Ground</u> – Shop	
Internal frontage –	6.85 m (22ft 6")
Maximum depth –	8.90 m (29ft 2")
Useable area –	53.12 sq m (572 sq ft)
<u>Lower Ground</u> - Ancillary	
Stores –	17.04 m
Office –	15.70m
Office / Workshop / Stores -	18.78 m
WC -	not measured
Sub Total –	51.52m (555 sq ft)
<u>First</u> – Flat	
Living Room – 3.47 x 4.35m	15.10m
Bedroom 1 – 3.49 x 2.71m	9.46m
Bathroom - 2.55x1.60m	4.08m
Kitchen – 3.46 x 4.43m	13.88m
Bedroom 2 – 3.53 x 3.37m	11.89m
Sub Total -	54.41 sq m (586 sq ft)
Total net floor area	159.05 (1712 sq ft)

Planning

Planning consent and listed building consent has been granted by Rother District Council for the conversion of the property to provide a 4 bedroom dwelling over 3 floors. The references are RR/2014/2892/P & RR/2014/2893/L respectively.

Tenure

Freehold – with vacant possession

Guide Price

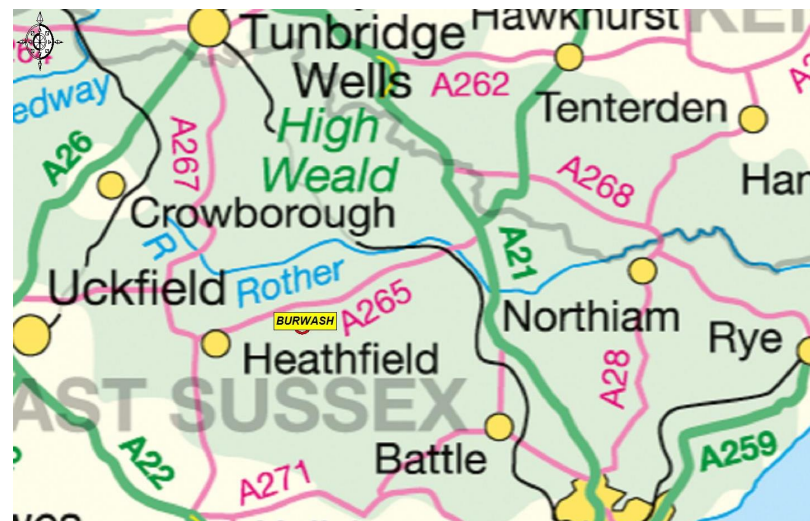
£350,000 – subject to contract

Business Rates / Council Tax

The rateable value is £7,700 – Small Business Rates Relief will apply, subject to certain qualifying factors. The flat is listed as Council Tax Band C.

Viewings

Strictly by appointment through the sole agents' offices.



**Contact Rupert Farrant
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Disclaimer: See website for details