



83a Shrub Lane, Burwash, East Sussex, TN19 7BU

£425,000
**MANSELL
McTAGGART**
— Trusted since 1947 —

83a Shrub Lane

Burwash

A magnificent opportunity to purchase a seldom found plot adjoining the neighbouring countryside and enjoying stunning far reaching rural views. Situated in one of the area's most desirable villages. Council Tax band: G

Tenure: Freehold

- A magnificent opportunity to purchase a seldom found plot of 1/4 of an acre surrounded by open countryside
- Enjoying stunning far reaching views to the rear
- 2,500 sq ft of accommodation
- Four bedrooms and three bathrooms
- Open plan living accommodation on the ground floor
- Secluded plot





83a Shrub Lane

Burwash

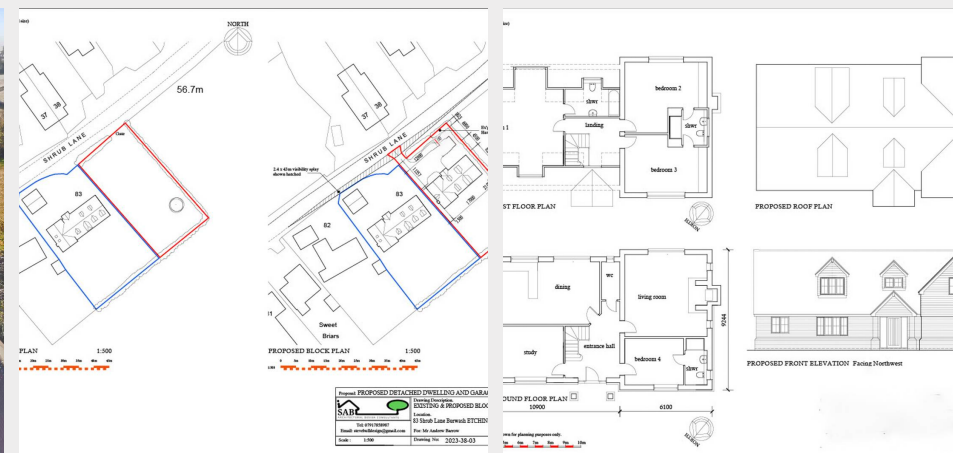
A magnificent opportunity to purchase a seldom found plot adjoining the neighbouring countryside and enjoying stunning far reaching rural views. Situated in one of the area's most desirable villages.

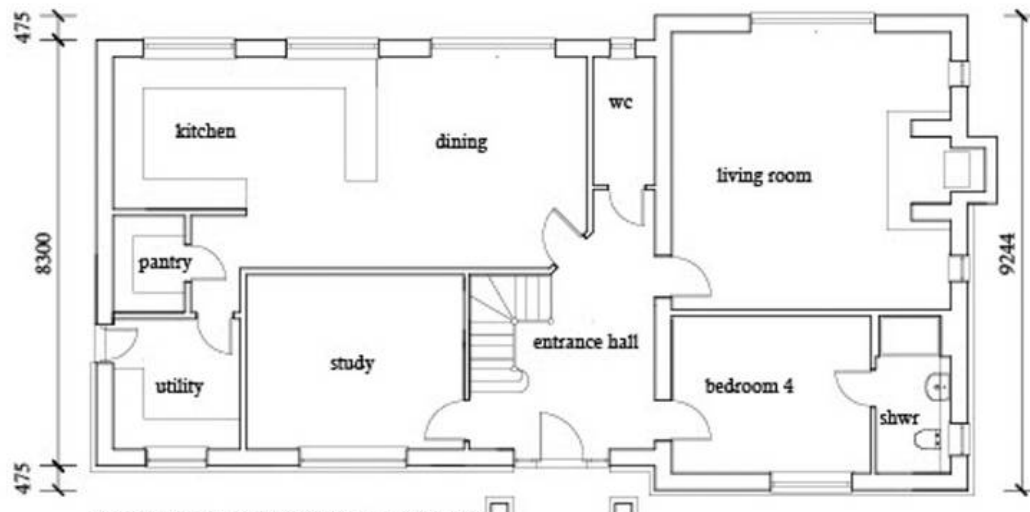
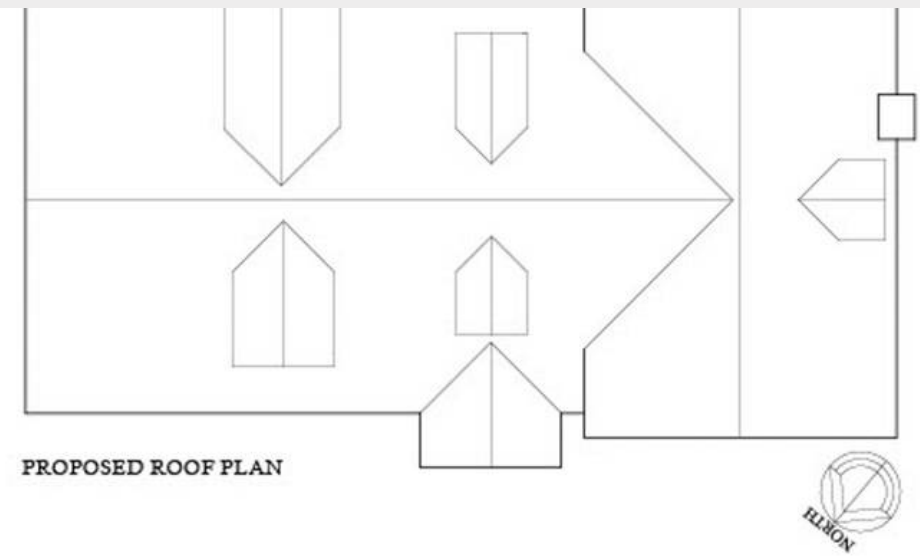
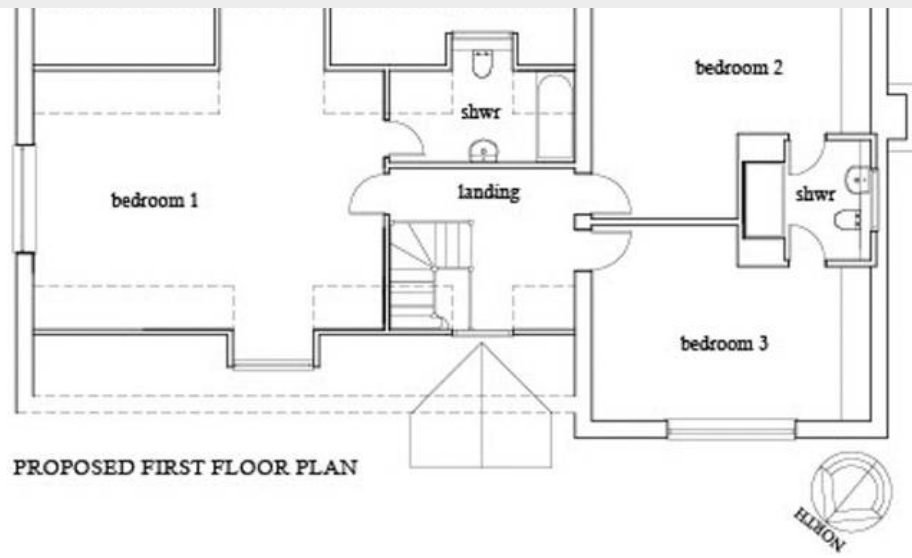
This stunning opportunity provides a chance to build a four bedroom three bathroom detached home on a plot of $\frac{1}{4}$ of an acre. The accommodation would extend to 2,500 sq ft comprising in brief on the ground floor, a spacious reception hall with a cloakroom nearby, a study, a living room with a fireplace, a ground floor bedroom with en-suite shower room, an open plan kitchen/dining room with a separate pantry and utility room.

The first floor would provide a beautiful galleried landing, a double aspect principal bedroom with en-suite, two further double bedrooms and a shower room.

Outside, the mature plot is enclosed by hedging and is accessed via a five bar metal gate.

NB. Looking at the main image, please note the owners have built a property of the same design as seen on the right. This gives an indication of what could be built as per the plans.





Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.