

**RUSH  
WITT &  
WILSON**



**15 The Orchard, Broad Oak, Rye, East Sussex TN31 6DP  
£425,000**

**DETACHED BUNGALOW WITH GOOD SIZE GARDEN IN CUL DE SAC.**

**Rush Witt & Wilson are pleased to offer an exceptionally well presented detached village bungalow.**

**The spacious accommodation comprises living / dining room with double doors to terrace / garden, fitted kitchen / breakfast, three bedrooms, one currently used as a home office and modern bathroom.**

**Driveway parking for two cars. Garage with potential to convert.**

**Landscaped garden incorporating a large paved area, level lawn and established beds.**

**For further information and to arrange a viewing please call our Rye Office 01797 224000**



### **Locality**

Located in the heart of Broad Oak the property sits in a quiet cul-de-sac forming part of the popular Reedswood Road development.

Local amenities in Broad Oak and neighbouring Brede include a general store, active Community Hall which also hosts a weekly farmers market, bakery, public houses / restaurants and a doctors surgery.

Situated within an area of outstanding natural beauty, the village is surrounded by beautiful undulating countryside containing many places of general and historic interest.

The areas primary towns of Rye, Battle, Hastings and Tenterden are all only a short drive away and offer further shopping, sporting and recreational amenities.

### **Entrance Porch**

6'3 x 6'6 (1.91m x 1.98m)

Door leading through to:

### **Entrance Hall**

13'9 x 8'6 (4.19m x 2.59m)

Range of built in cupboards and storage, doors off to the following:

### **Living Room**

23'3 x 12'3 (7.09m x 3.73m)

Double aspect with window to front and double doors to rear providing views and access onto the rear garden, fireplace housing a gas fire set on a marble hearth with marble surround, doors leading through to:

### **Bedroom**

10'8 x 8'11 (3.25m x 2.72m)

Window to rear. Currently used as a home office.

### **Bedroom**

14'4 x 12'5 (4.37m x 3.78m)

Window to front.

### **Bathroom**

8'5 x 5'9 (2.57m x 1.75m)

Window to side, panel enclosed bath with shower over, pedestal wash hand basin, low level wc, storage cupboards, heated towel rail.

### **Bedroom**

11'10 x 9'5 (3.61m x 2.87m)

Window to rear.

### **Kitchen**

11'10 x 9'10 (3.61m x 3.00m)

Window to rear overlooking the rear garden, door providing access to the rear garden, range of modern base and eye level units, built in fridge/freezer, dishwasher, double oven, gas hob with extractor above, space and plumbing for washing machine, central island with further storage and built in wine rack.

### **Outside**

#### **Front Garden**

Area of lawn, pathway leading to the entrance door, paved driveway providing off road parking leading to:

#### **Garage**

Up and over door, light and power connected, water tap, wall mounted gas combi boiler.

#### **Rear Garden**

Side access, two sheds, paved area, mainly laid to lawn, raised flower beds.

#### **Agents Note**

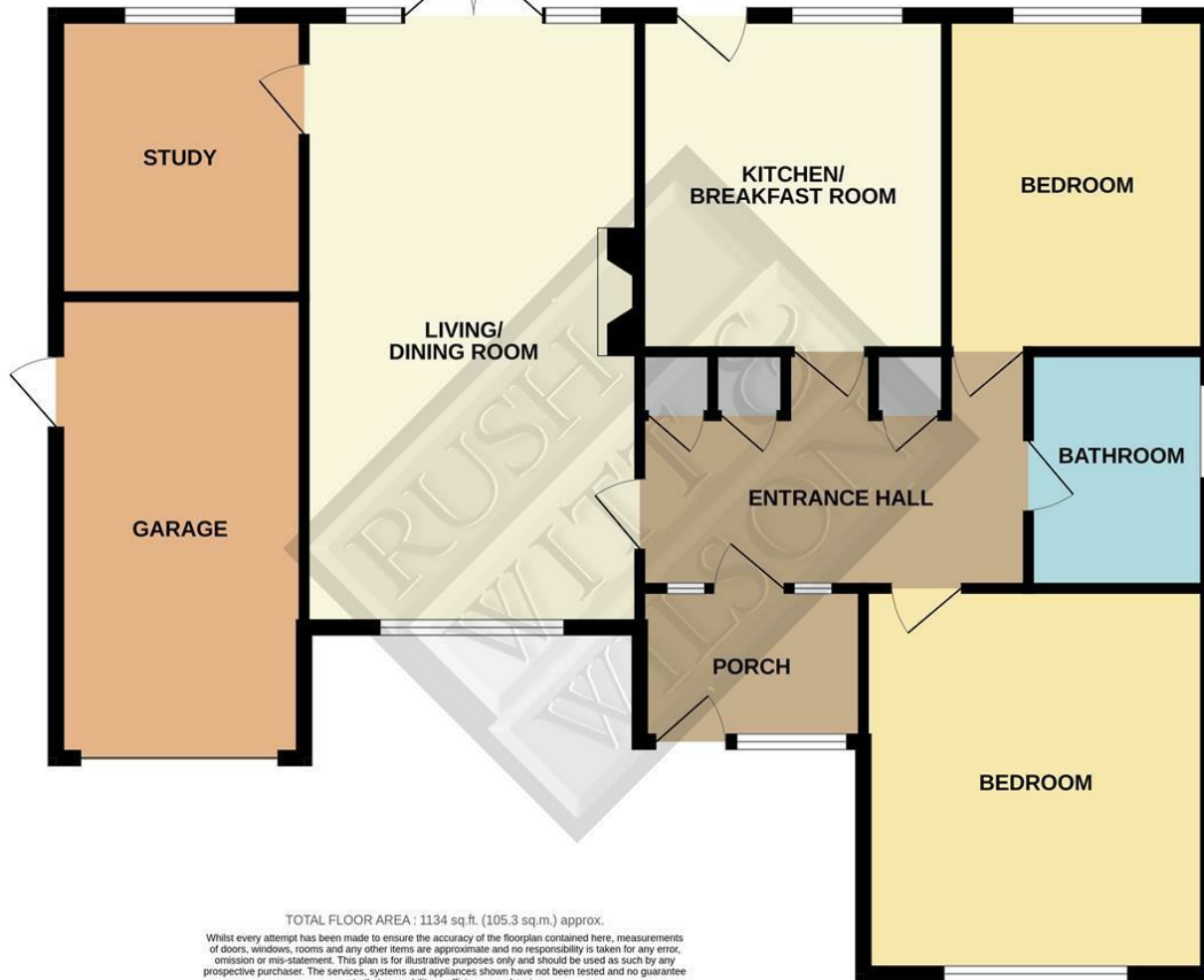
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - E

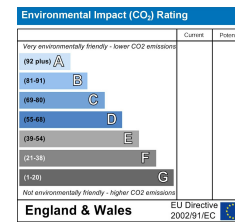
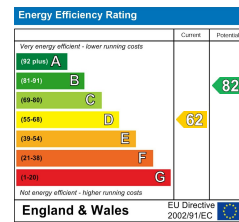


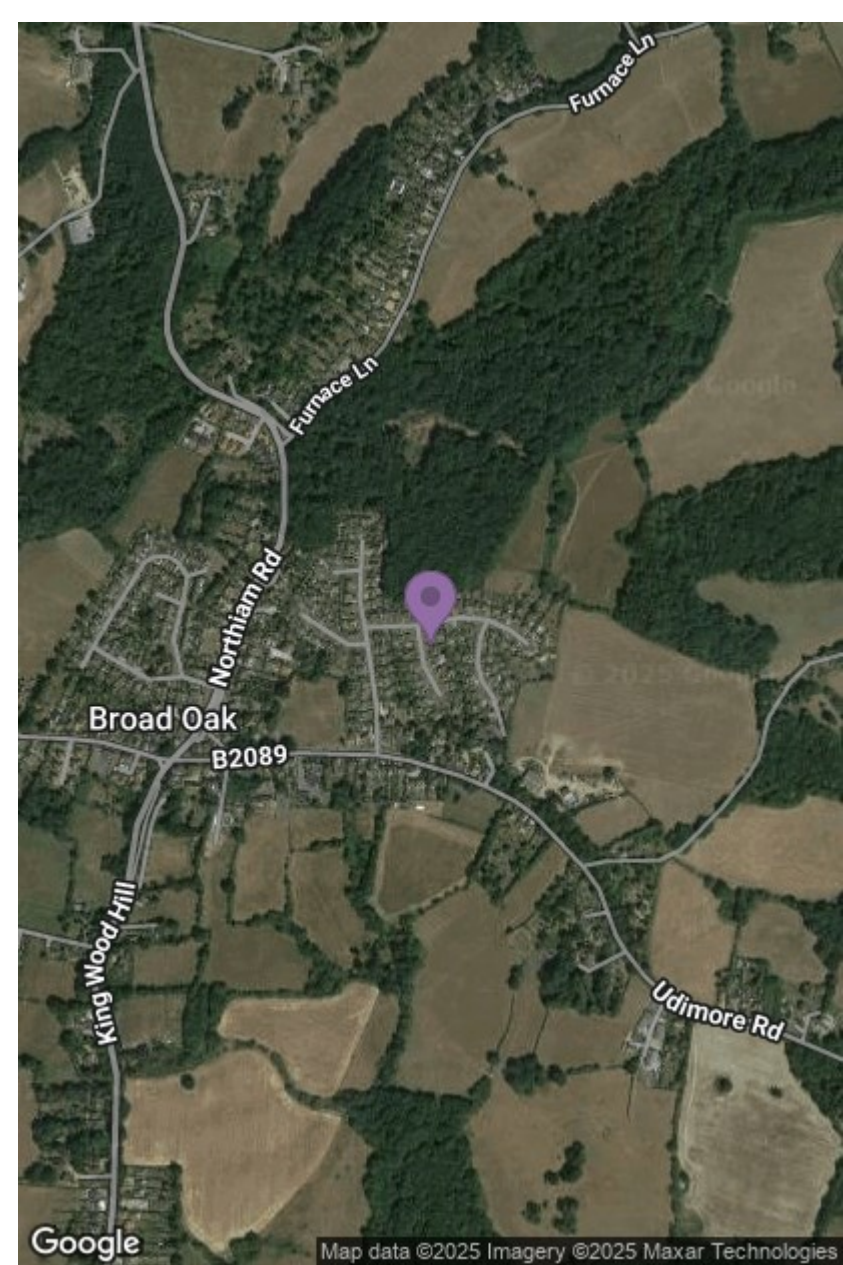
GROUND FLOOR  
1134 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 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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