

**RUSH  
WITT &  
WILSON**



**20 Fieldway, Broad Oak, Rye, East Sussex TN31 6DL  
Offers In Excess Of £350,000 Freehold**

### VILLAGE HOME WITH LARGE SOUTHERLY FACING GARDEN

Rush Witt & Wilson are pleased to offer a well presented semi-detached bungalow forming part of a popular residential development in the heart of Broad Oak and only a short drive from the Ancient Town of Rye and Abbey Town of Battle.

Decorated in a neutral palette the light and airy accommodation comprises two double bedrooms, bathroom, a generous living / dining room overlooking the rear garden, modern kitchen and an integral utility area. There is an attached garage with remotely controlled electric door. A block paved driveway provides off road parking for two cars. The property benefits from double glazing and gas fired central heating. Well maintained level lawn to the front with established rose / shrub border and a particularly good size rear garden enjoys a southerly aspect incorporating decked terrace and lawn.

For further information or to arrange a viewing of this delightful home please contact our Rye Office 01797 224000.



**Locality**

The property forms part of the popular Reedswood Road development in the heart of Broad Oak, a favoured Sussex village.

Local amenities include a general store, public houses/restaurant, bakery, doctors surgery and primary school.

The ancient Cinque Ports town of Rye, Abbey town of Battle and historic coastal town of Hastings are each only a short drive away offering further shopping, sporting and recreational amenities.

The village is bordered by beautiful undulating countryside containing many places of general and historic interests, the Rye bay home to the famous Camber Sands as well as miles of shingle beach is only a short drive away.

**Reception Hallway**

Door to side, doors off to the following:

**Living/Dining Room**

17'10 x 11'10 (5.44m x 3.61m )

Large picture window to the rear overlooking the garden, feature stone fireplace.

**Kitchen**

10'5 x 9'10 (3.18m x 3.00m )

Oak Flooring with a range of traditional style cupboards and drawer base units with complimenting wall mounted cabinets, solid Oak worksurface with inset sink, ceramic hob with oven beneath, space for free standing appliances, window to the rear overlooking the garden, door to the side leading to covered passageway currently used as an utility area housing a freestanding washing machine and further access to the rear leading to terrace and garden.

**Bedroom**

13'10 x 11'11 (4.22m x 3.63m )

Window to the front, range of built-in wardrobes with full height sliding mirrored doors.

**Bedroom**

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

Window to the front.

**Bathroom**

6'7 x 6'5 (2.01m x 1.96m )

White suite comprising a shaped panelled bath with shower screen over, pedestal wash basin, wc, window to the side elevation, heated towel rail, tiled floor.

**Outside****Front Garden**

Block paved driveway provides off road parking for two cars and access to the attached garage and an area of level lawn to the front bordered by established beds, gated path to the left leads through to the rear garden.

**Rear Garden**

This is of good size and enjoys a southerly aspect, a decked terrace abuts the rear of the property with gently sloping lawned garden, established beds containing a variety of shrubs and seasonal flowers, timber garden store.

**Attached Garage**

Electric door to the front, window to the rear.

**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.

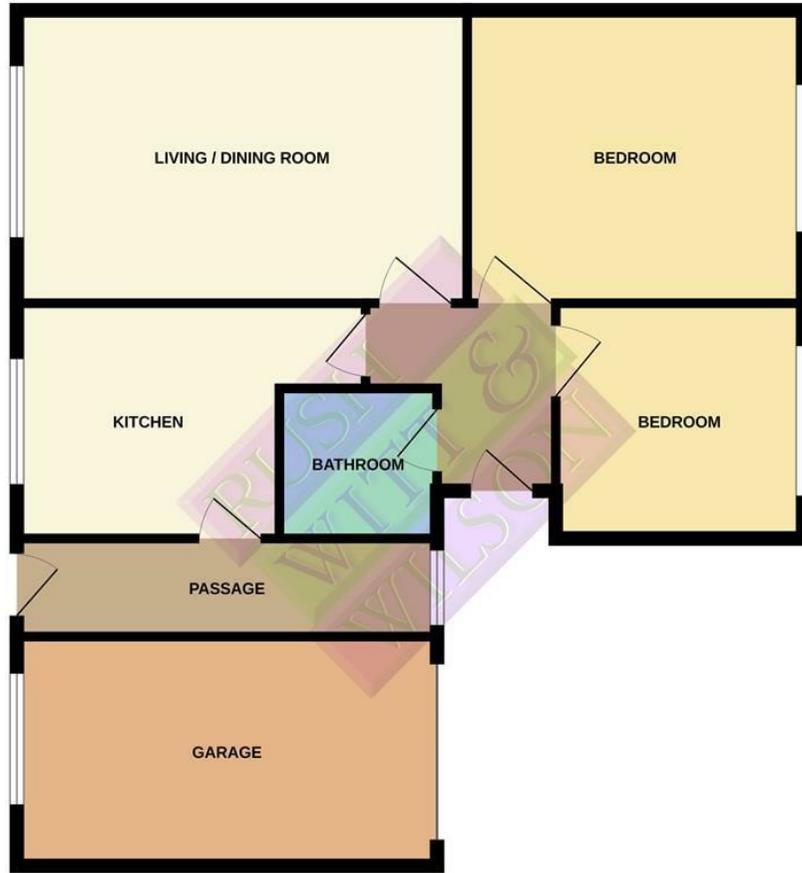
Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

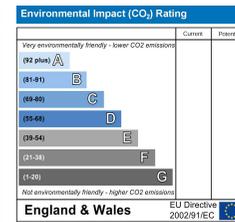
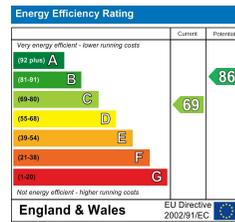
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

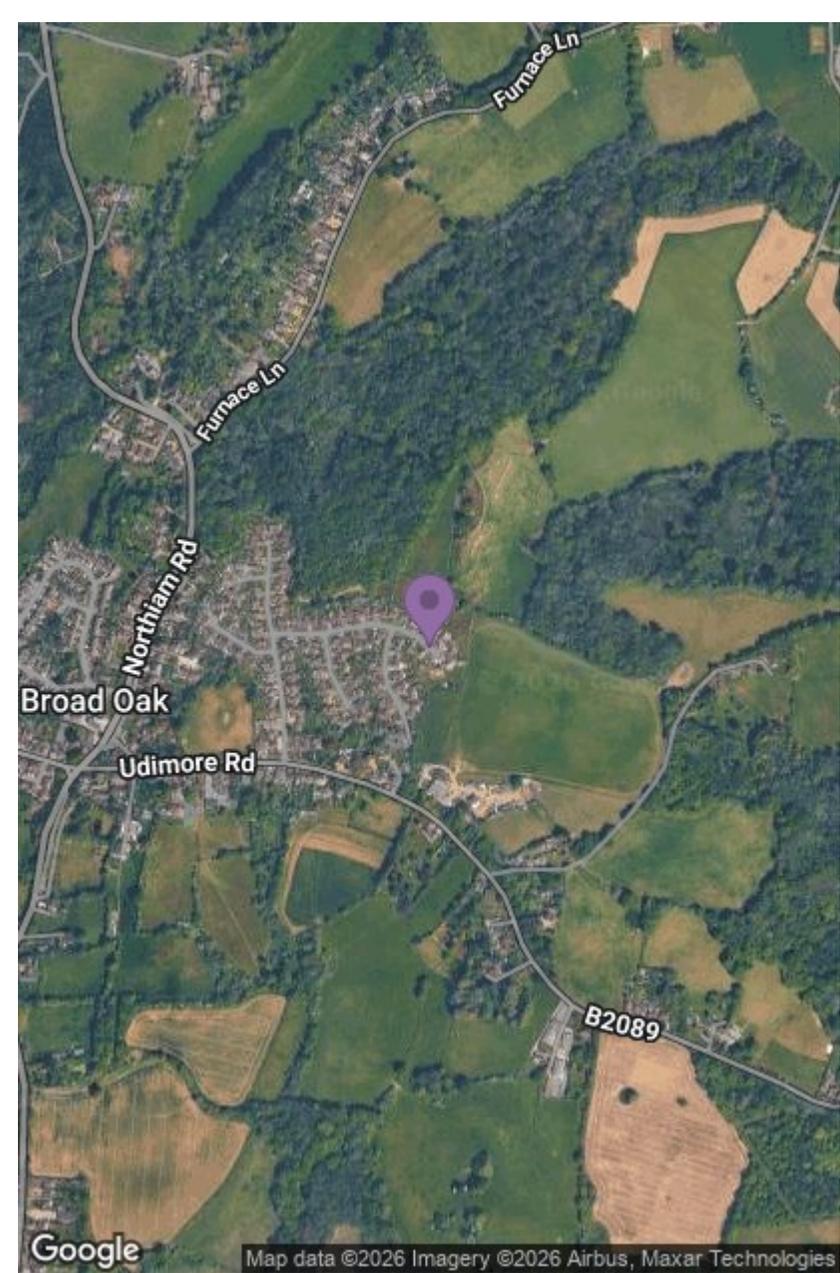


# GROUND FLOOR



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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