

**RUSH  
WITT &  
WILSON**



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**Lime Tree Cottage, 3 Rhias Glade, Broad Oak, East Sussex TN31 6DF**  
**Guide Price £365,000 Freehold**

**Rush Witt & Wilson are pleased to offer a substantial mid terrace home forming part of a small development in the heart of Broad Oak. Accommodation comprises reception hallway, kitchen/breakfast room, living room and cloakroom/wc. Stairs rise to the first floor where there are three double bedrooms, one with an en-suite shower room and a family bathroom. There is a generous loft space that offers scope to convert, subject to the necessary consents being obtained. There are two allocated parking spaces, pedestrian walkway gives access to the rear garden, this is also accessed via the living room. The garden incorporates a decked terrace and an area of level lawn. The property is offered chain free and could be available for early occupation.**

**Local amenities include a general store, bakery, active community hall which also hosts a local farmers market, public houses/restaurants and doctors surgery. The village is within an area of outstanding natural beauty surrounded by undulating countryside containing many places of general and historic interest. The area's primary towns are Rye, Battle, Hastings and Tenterden are only a short drive away and offer further sporting, shopping and other amenities.**

**For further information and to arrange a viewing, please contact our Rye office on 01797 224000.**









**Floor 0**



**Floor 1**



**Approximate total area<sup>m</sup>**

75.9 m<sup>2</sup>

817 ft<sup>2</sup>

**Balconies and terraces**

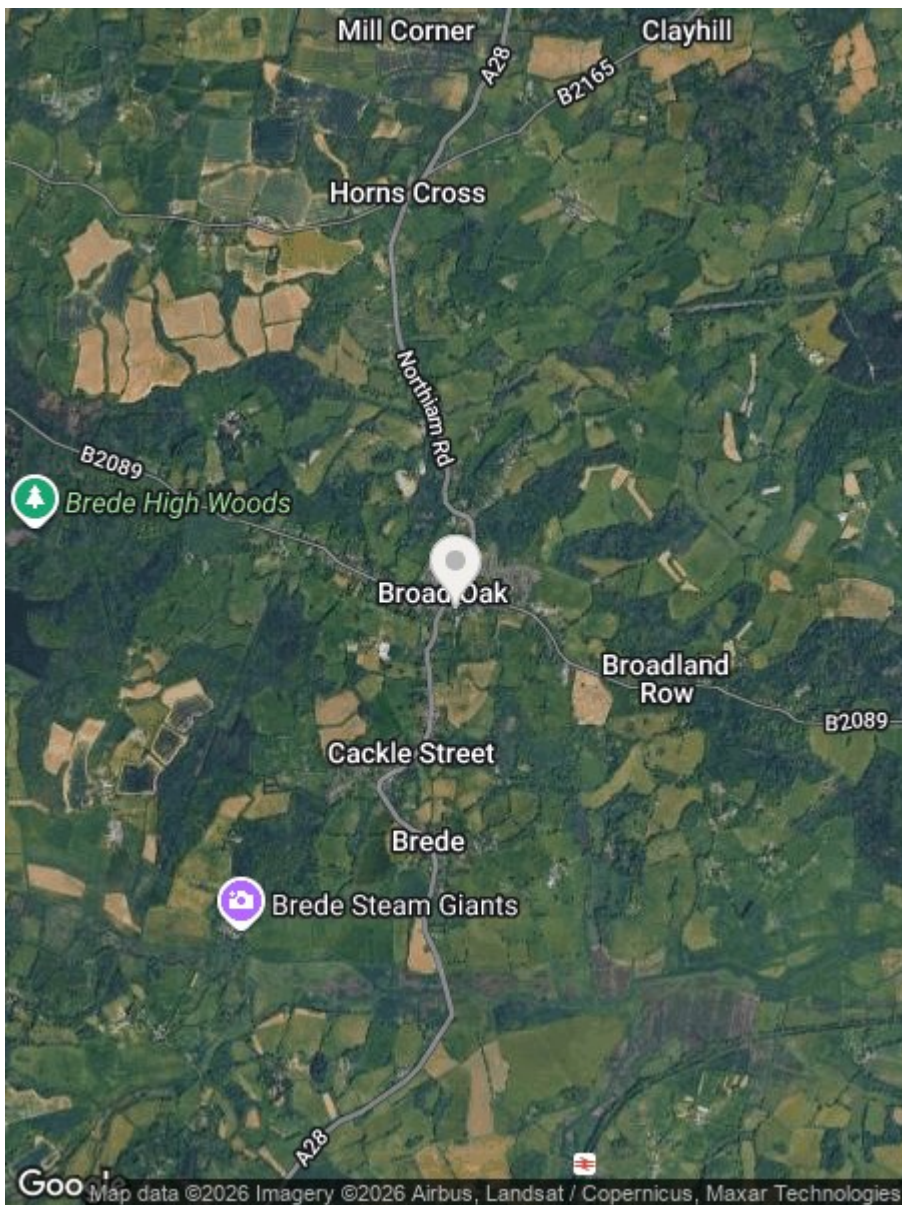
14.4 m<sup>2</sup>

155 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 86        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 69      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH  
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WILSON**

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Lettings & Property Management**



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