

**RUSH  
WITT &  
WILSON**



**22 Fieldway, Broad Oak, Rye, East Sussex TN31 6DL  
Guide Price £450,000**



Rush Witt & Wilson are pleased to offer a detached bungalow in a favoured cul de sac location within the village of Broad Oak.

The well proportioned accommodation comprises two double bedrooms, double aspect living / dining room with access to garden, small lean to garden room, kitchen and shower room.

Potential for loft and or garage conversion, subject to consents. Double glazing and gas fired central heating. Garage and further driveway parking. Southerly facing rear garden. OFFERED CHAIN FREE.

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 at the head of a cul de sac and forms 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, Micro Brewery, 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.

#### Reception Hallway

Built in cupboards. Access to loft space with potetial to convert, subject to necessary consents.

#### Living / Dining Room

21'11" x 21'6" max (6.69 x 6.56 max)

A light and airy double aspect room, window to the front and double doors to the rear as well as another window. Real flame effect gas fire.

#### Kitchen / Breakfast Room

11'11" x 9'10" (3.64 x 3.02)

Window to the rear. Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Cooker hood. Space and plumbing for washing machine.

#### Bedroom

13'11" x 12'4" (4.25 x 3.77)

Window to the front.

#### Bedroom

11'9" x 9'2" (3.6 x 2.8)

Window to the rear.

#### Shower Room

8'4" x 5'10" (2.56 x 1.78)

Shower cubicle, wash basin and wc. Window to the side

#### Garage

11'9" x 7'2" (3.6 x 2.2)

Electric remotely controlled up and over door to the front. Window to the side. Wall mounted gas fired boiler.

#### Outside

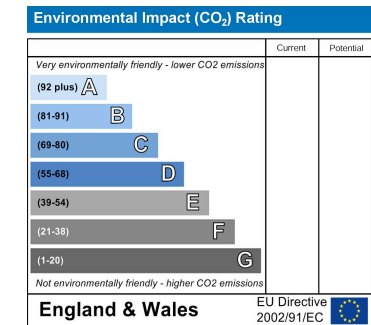
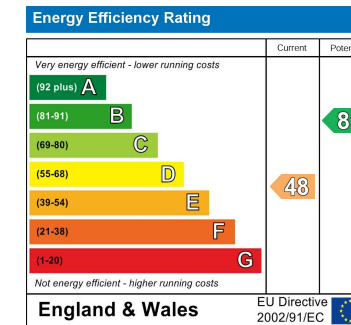
Lawn to the front. Brick paved driveway provides off road parking and gives access to the garage. Gated pathway to the side leads to a good size rear garden. Paved terrace and further gently sloping lawn with established beds.

#### Agents Notes

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



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.  
Made with Metropix ©2022



