RUSH WITT & WILSON

4 The Orchard, Broad Oak, Rye, East Sussex TN31 6DP
Guide Price £375,000

Rush Witt & Wilson are pleased to offer an attached bungalow offering well proportioned accommodation. There is an opporunity to enhance by undertaking modernisation / improvement works.
The well proportioned accommodation comprises generous living / dining room, two double bedrooms, kitchen and bathroom.
Attached garage and further driveway parking.
The rear garden is of good size, lain maily to lawn and enjoys a westerly aspect.
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 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.

Hallway
Door to the side.

Living / Dining Room
17'10" x 11'10" max (5.46 x 3.63 max)
Large picture window to the rear.

Kitchen
10'4" x 9'10" (3.17 x 3.02)
Window to the rear. Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Cupboard housing gas fired boiler. Door to enclosed passageway.

Side passage.
Doors to front and rear connecting with rear garden.

Bedroom
14'0" x 11'9" (4.27 x 3.59)
Window to the front.

Bedroom
9'11" x 9'10" (3.04 x 3.02)
Window to the front.

Bathroom
6'6" x 6'3" (2 x 1.93)
A coloured suite comprising bath, wash basin and wc. Window to the side.

Outside
An area of level lawn to the front.

Driveway provides off road parking and access to attached garage.

The rear garden enjoys a westerly aspect and is laid predominantly to lawn.

Garage
8'2" x 8'2" (2.5 x 2.5)
Up and over door to the front. Window to the rear.

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 C

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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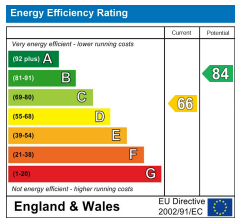

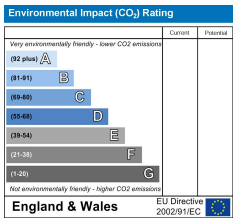

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The Property Ombudsman
Relocation agent network