RUSH WITT & WILSON

Hazeloak Reedswood Road, Broad Oak, TN31 6DH
£350,000

A fully renovated and extended three bedroom attached 1930's family home located within the highly desirable Village of Broad Oak, set within walking distance to the well regarded Primary School, Nursery and Doctors surgery. The property enjoys a bright and well balanced living space throughout comprising a main entrance hall with WC, well-lit living room, stunning 19ft Kitchen / dining room / family room with French doors to the rear garden, three first floor bedrooms and well appointed main bathroom suite. Outside enjoys a private and well tended rear garden with shingled seating area with level area of lawn with specimen Plum tree to one end. To the front provides ample off road parking over shingled driveway. Broad Oak Village provides access to a local convenience store, excellent doctors surgery, popular bakery and well regarded gastro pub. Further High Street shopping and leisure facilities are available nearby in both Battle and Rye just a short drive away. CHAIN FREE

Reception Hallway
Entrance door to the front, stairs rising to the first floor, doors off to the following:

Cloakroom
4'10 x 2'5 (1.47m x 0.74m)
Window to side, wash hand basin, low level wc.

Living rROom
12'11 x 11'5 (3.94m x 3.48m)
Internal door, carpeted flooring bay window to front, radiator, power points, TV point.

Kitchen/Dining/Family Room
19' x 17'5 (5.79m x 5.31m)
Fitted with a range of traditional style base and eye level units, upright unit housing eye level oven and grill, space and plumbing for washing machine and dishwasher, space and point for American style fridge/freezer, worktop with inset sink, island unit with inset hob.

First Floor

Landing
Access to loft space, doors off to the following:

Bedroom
11'2 x 10'1 (3.40m x 3.07m)
Window to front.

Bedroom
11'1 x 9' (3.38m x 2.74m)
Window to rear.

Bedroom
7'3 x 6'7 (2.21m x 2.01m)
Window to front.

Bathroom
7'4 x 4'3 (2.24m x 1.30m)
Window to side, fitted with a modern white suite comprising panel enclosed bath, wash hand basin, low level wc, generous wall tiling, heated towel rail.

Outside
A gravelled hardstanding to the front provides off road parking for at least two cars. Mature hedgerow to the front.

The rear garden is accessed via double doors from the living/dining room and a pedestrian gate to side. Brick paved patio, gravelled terrace and an area of lawn,
Securely enclosed by a combination of close boarded and palisade fencing.

Services
Mains gas & mains sewage.

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.

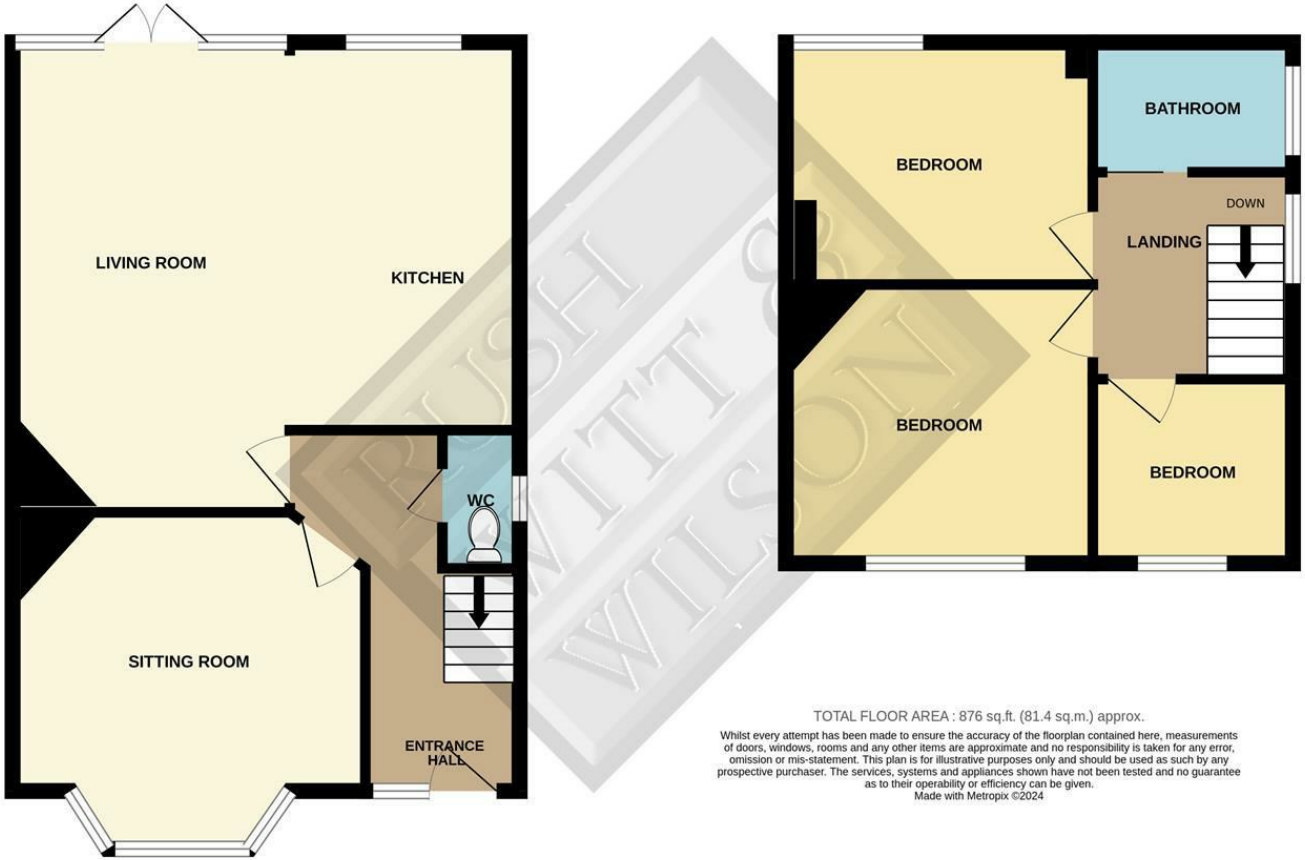
Council Tax Band – D

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
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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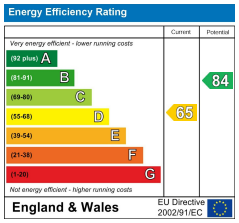

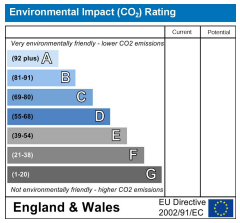

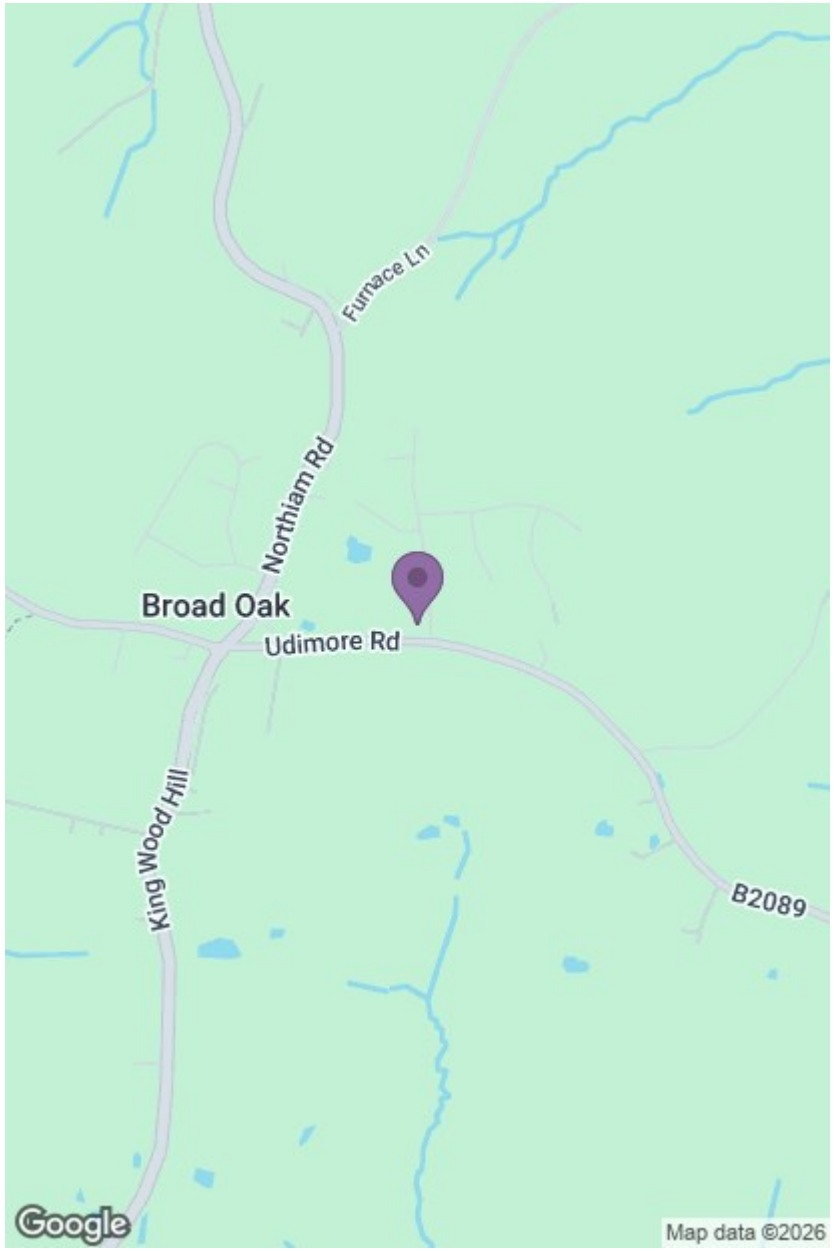

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

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Relocation agent network

The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk