RUSH WITT & WILSON

Lemonwell, 13 The Martlets, Broad Oak, East Sussex TN31 6DN
Guide Price £350,000

Rush Witt & Wilson are pleased to offer a semi detached bungalow in a quiet cul de sac.
The well proportioned and versatile accommodation comprises living / dining room with access to rear garden, kitchen, shower room and two double bedrooms. The garage has been converted to provide a study area and further bedroom. Driveway parking for two cars. Garden to front and rear, the latter incorporating paved terrace, lawn and koi pond.
Offered CHAIN FREE
For further information and to arrange a viewing pleased call our Rye Office 01797 224000.

Locality
The property forms part of the popular Reedswood Road development in the village of Broad Oak and occupies a tucked away position at the head of the cul de sac.

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.

Reception Hall
Door to the side.

Living Room
17'11" x 11'10" (5.48 x 3.63)
Double doors to the rear.

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

Bedroom
13'9" x 11'9" (4.2 x 3.6)
Window to the front. Built in wardrobes.

Shower Room
6'7" x 6'3" (2.02 x 1.93)
Shower cubicle. Back to wall unit with wash basin and wc. Generous wall tiling. Heated towel rail.

Kitchen
10'4" x 9'11" (3.15 x 3.03)
Fitted with a range of cupboard / drawer base units and wall mounted cabinets. Worktop with inset sink. Gas hob with oven beneath. Space and plumbing for washing machine and dish washer. Dresser style unit. Space and point for fridge. Window to the rear. Door to the inner hallway.

Inner Hallway
Door to the rear leading to terrace / garden.

Study
7'10" x 6'5" (2.41 x 1.96)
Window to the front. Connecting door to bedroom.

Bedroom
9'10" x 7'10" (3 x 2.39)
Window to the rear.

Outside
Driveway parking for two cars.

Area of lawn to the front with a variety of mature shrubs. gated side access.

Good size rear garden with paved terrace, raised koi pond. Level lawn with mature trees and shrubs.

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
862 sq.ft. (80.1 sq.m.) approx.

TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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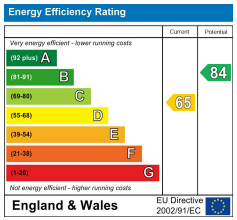

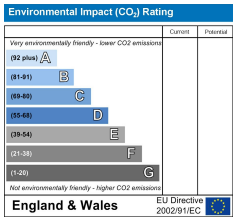

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The Property Ombudsman
Relocation agent network