



**Royston Reedswood Road,  
Broad Oak, East Sussex TN31 6DH  
£325,000**

A beautifully renovated and extended two bedroom detached single storey dwelling located within the highly desirable Village of Broad Oak, set within walking distance to the well regarded Primary School, Nursery and Doctors surgery. This delightful home enjoys a bright, low maintenance and contemporary living space comprising a stunning open plan kitchen / dining room with French doors to the rear terrace and garden, double aspect main sitting room with further doors to the rear, well appointed main shower room suite, two generous double bedrooms to include a beautiful master with vaulted ceiling and French doors to the rear. Outside offers an incredibly private rear garden with Indian sandstone terrace, area of lawn and well stocked planted borders. To the front provides off road parking over a 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

## **Locality**

Located in the heart of the popular village of Broad Oak between the Ancient Cinque Port Town of Rye and Abbey Town of Battle.

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.

## **Living Room**

12'1 x 10'2 (3.68m x 3.10m)

A double aspect room with vaulted ceiling, window to the rear and double doors to the side opening to terrace / garden. .

## **Kitchen / Dining Room**

16'9 x 9'11 (5.11m x 3.02m)

Fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Ceramic hob with oven beneath and extractor over. Space and plumbing for washing machine and dishwasher. Space and point for fridge freezer. Window and double doors to the side.

## **Bedroom**

11' x 10'3 (3.35m x 3.12m)

A light and airy double aspect room with vaulted ceiling. Window to the front. Double doors to the rear.

## **Bedroom**

10'2 x 9'8 (3.10m x 2.95m )

Window to the front.

## **Shower Room**

6'8 x 4'2 (2.03m x 1.27m)

Shower cubicle, wash basin and wc. Heated towel rail.

## **Outside**

A gravelled hardstanding to the front provides off road parking for two cars.

A gated pathway to the right leads to a landscaped garden incorporating a generous paved terrace, area of level lawn and established beds containing a variety of mature shrubs.

## **Services**

Electric heating & 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 – A**

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.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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	