

**RUSH  
WITT &  
WILSON**



**15 Fieldway, Broad Oak, Rye, East Sussex TN31 6DL**  
**Guide Price £350,000**

**Rush Witt & Wilson are pleased to offer the opportunity to acquire an extended semi detached bungalow that forms part of a popular residential development in the heart of Broad Oak.**

**The well proportioned accommodation comprises living/dining room, kitchen, two bedrooms, one with an adjoining snug, bathroom and separate cloakroom/wc. There is an attached garage, driveway providing off road parking and gardens to the front and rear.**

**The property is being offered chain free and is available for early occupation.**

**For further information and to arrange a viewing, please contact our Rye office on 01797 224000.**



**Loacaility**  
The property forms part of the popular Reedswood Road development in the heart of Broad Oak, a favoured Sussex village.

Local amenities include a general store, public houses/restaurant, bakery, doctors surgery and primary school.

The ancient Cinque Ports town of Rye, Abbey town of Battle and historic coastal town of Hastings are each only a short drive away offering further shopping, sporting and recreational amenities.

The village is bordered by beautiful undulating countryside containing many places of general and historic interests, the Rye bay home to the famous Camber Sands as well as miles of shingle beach is only a short drive away.

**Entrance Porch**  
Glazed panel entrance door leading through to:

**Reception Area**  
A generous space with access to loft space, shelved airing cupboard housing hot water cylinder, personal door to garage, doors off to the following:

**Living/Dining Room**  
21'3 x 10'11 (6.48m x 3.33m)  
Window to front, ornamental fireplace with inset gas fire.

**Kitchen**  
10'10 x 8'9 (3.30m x 2.67m)  
Window and glazed panel door to side, the kitchen is fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cabinets and an upright shelved larder cupboard, complimenting worksurface with inset sink and side

drainer, space and plumbing for dishwasher, space for gas cooker, space for fridge.

**Bedroom One**  
12'10 x 10'11 (3.91m x 3.33m)  
Window to rear, range of built in wardrobes.

**Snug**  
9'10 x 6'2 (3.00m x 1.88m)  
Access through to:

**Bedroom Two**  
11'11 x 12'2 (3.63m x 3.71m)  
A light and airy double aspect room with window to the rear overlooking the garden, further window to the side, door to side. It should be noted that this room is currently being utilised along with the snug as a dining room/reception room.

**Cloakroom/WC**  
6'7 x 3'3 (2.01m x 0.99m)  
Low level wc, wash hand basin, built in cloaks cupboard with further storage above.

**Bathroom**  
7'11 x 8'2 (2.41m x 2.49m)  
Obscure glazed window to rear, panel enclosed bath with shower above, built in unit with semi recessed wash hand basin, low level wc, generous wall tiling.

**Outside**  
**Attached Garage**  
17'8 x 7'11 (5.38m x 2.41m)  
Up and over door to the front, window to the rear, personal door to reception hallway, light and power, wall mounted gas fired boiler.

**Front Garden**  
Brick paved hard standing providing off road parking with access to the garage, area of lawn with shrubs, gated pathway to the right hand side leading to:

**Rear Garden**  
Being of a good size incorporating a paved terrace and areas of level lawn, established trees and beds containing a variety of shrubs and seasonal flowers, greenhouse, summerhouse.

**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.

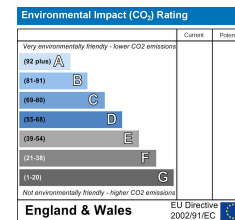
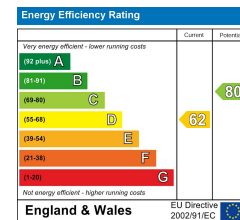
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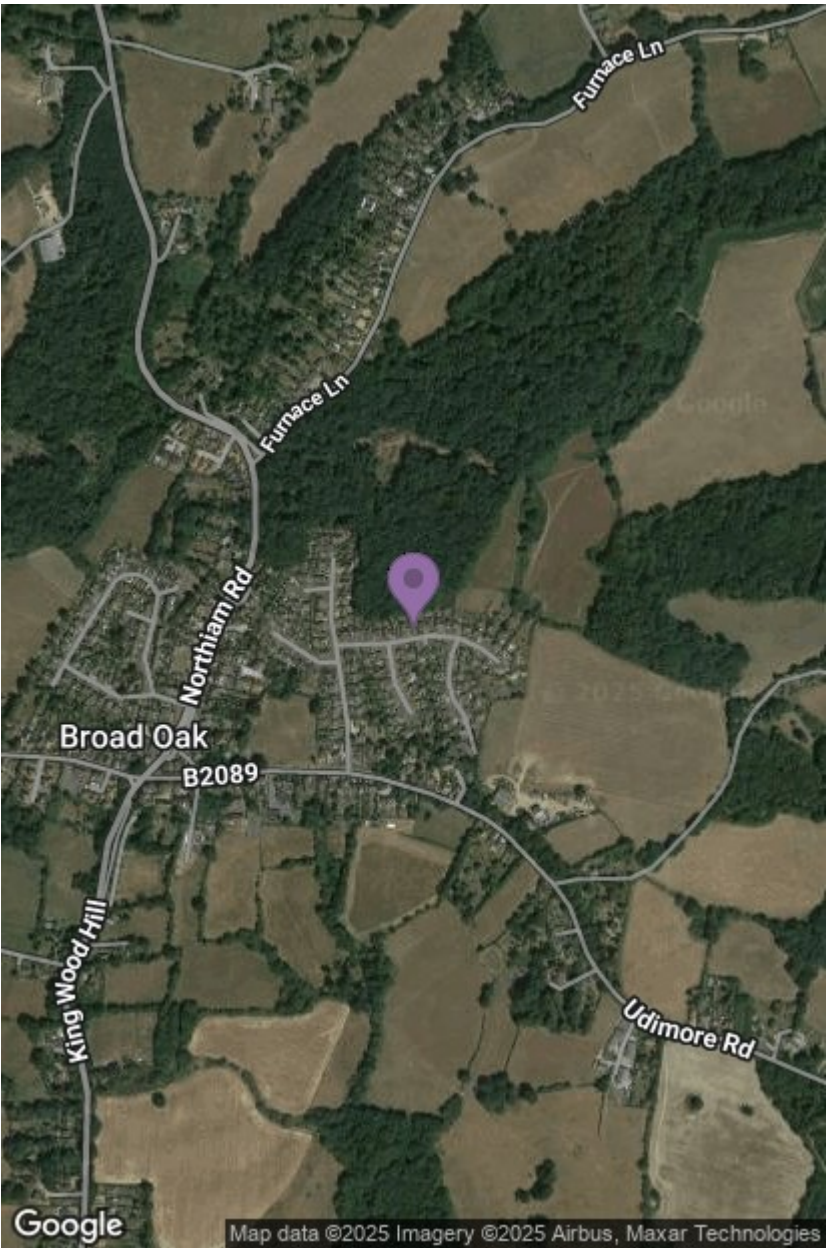


GROUND FLOOR  
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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