Beech Tree Cottage, 1 Rhias Glade, Broad Oak, Rye, East Sussex TN31 6DF
Guide Price £350,000 Freehold

Rush Witt & Wilson are pleased offer the opportunity to acquire an end of terrace modern home forming part of a small development in the heart of Broad Oak. The property is approached via a shared driveway and has allocated parking for two vehicles. The well presented accommodation is arranged over two floors and comprises reception hallway, cloakroom/wc, modern shaker style kitchen/breakfast room and living room to the rear with direct access onto the rear garden. Stairs rise from the reception hallway to the first floor landing where there are three bedrooms and a family bathroom. There is pedestrian access to the left hand side, this leads to a generous rear garden, incorporating a decked terrace and level area of lawn. The property is offered chain free and could be available for early occupation.

Local amenities include a general store, bakery, active community hall which also hosts a local farmers market, public houses/restaurants and doctors surgery. The village is within an area of outstanding natural beauty surrounded undereating countryside containing many places of general and historic interest. The areas primary towns are Rye, Battle, Hastings and Tenterden are only a short drive away and offer further sporting, shopping and other amenities.

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

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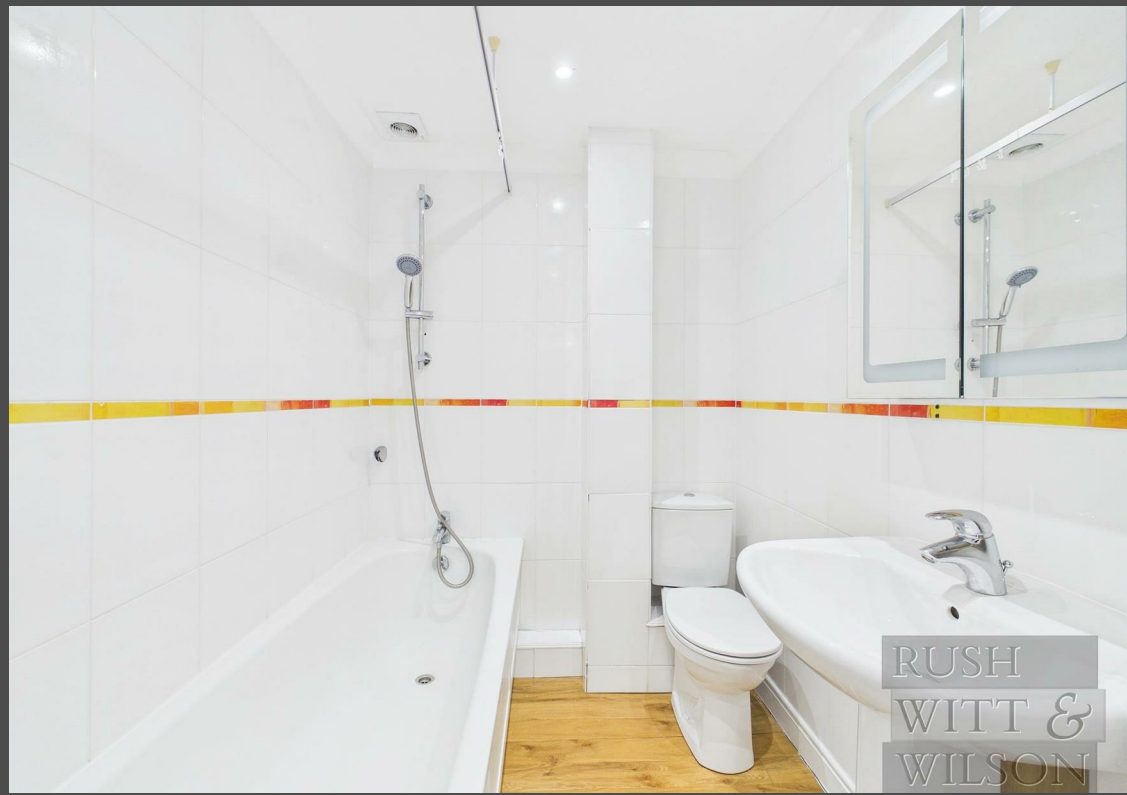
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Floor 0

Floor 1

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Approximate total area[1]

64.5 m²

694 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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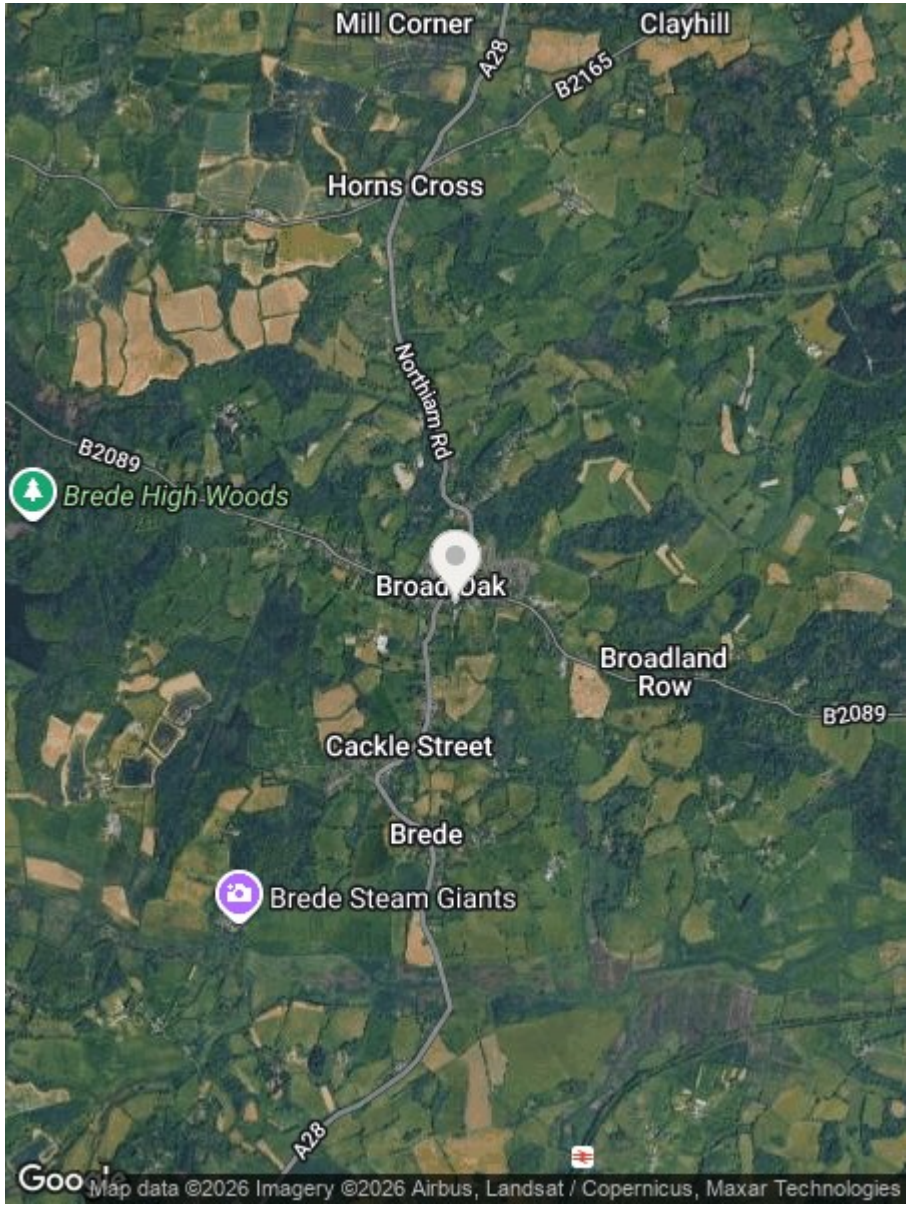

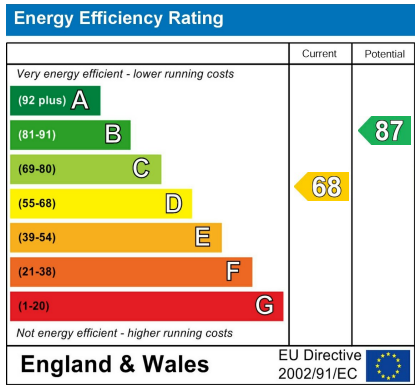

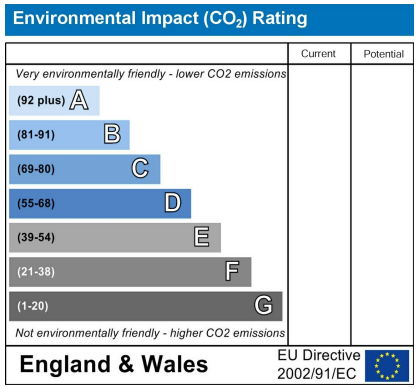

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

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