RUSH WITT & WILSON



1 Gillysite Udimore Road, Broad Oak, East Sussex TN31 6BX
Guide Price £399,950

Nestled on Udimore Road in the charming village of Broad Oak, this delightful post-war attached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.
The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The property also boasts parking for two vehicles, a valuable asset in this desirable area, allowing for easy access and convenience. Broad Oak is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a tranquil yet accessible location. This home presents a wonderful opportunity to enjoy a peaceful lifestyle while remaining close to local amenities and transport links. In summary, this property on Udimore Road is a charming and spacious home that is sure to appeal to a variety of buyers. With its attractive features and prime location, it is a must-see for anyone looking to make Broad Oak their home.

Locality
Occupying a semi-rural location on the edge of the Sussex village of Broad Oak.

Nearby amenities include a general store, bakery, active Community Hall which also hosts a Weekly Farmers Market, several local public houses / restaurants and a Doctor's 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 and easily accessible public footpaths.

The areas primary towns of Rye, Battle, Hastings and Tenterden are all easily accessible and offer further shopping, sporting and recreational amenities.

The Railway station in Robertsbridge have services as does Rye via Ashford Internation.

The coast is only a short drive away and incorporates the famous Camber Sands and miles of shigle beach extending from Fairlight to Rye Harbour where mooring and launching facilities are available.

Entrance Porch
6'6 x 4'7 (1.98m x 1.40m)
Stairs rising to the first floor, doors through to:

Entrance Hallway
Doors off to the following:

Cloakroom
Window to the side elevation, wash hand basin, low level wc.

Living Room
14'11 x 11'10 (4.55m x 3.61m)
Window to the front, fireplace with inset log burner.

Kitchen/Breakfast Room
18'1 x 10' (5.51m x 3.05m)
Extensively fitted with a range of modern cupboard and drawer base units with matching matching wall mounted cupboards and glazed cabinets, space for range, complimenting work surface with inset sink.
Walk-in pantry (2.21m x 1.5m) ,door to:

Conservatory
18'0 x 13'8 (5.49m x 4.17m)
An impressive open plan space with double doors leading onto the rear terrace and garden, roof lantern with openers.

First Floor

Landing
Window to the side, doors off to the following:

Bedroom
11'7 x 10' (3.53m x 3.05m)
Window to the rear.

Bedroom
10'6 x 10'2 (3.20m x 3.10m)
Window to the front.

Bedroom
7'10 x 8'5 (2.39m x 2.57m)
Window to the rear.

Family Bathroom
7'8 x 7'2 max (2.34m x 2.18m max)
Window to the front, double ended shaped bath with centre mounted mixer tap and shower over, back to wall unit with semi recess wash hand basin, low level wc, generous wall and floor tiling, heated towel rail.

Outside

Front Garden
Brick paved hard standing providing off road parking for several cars, gated access to the left hand side leading to a paved terrace continuing to:

Rear Garden
Further patio area accessed from the conservatory, this in turn leads onto an area of level lawn, mature hedge with archway divides the garden and leads through into a further grassed area with seating area.

Outbuilding
A substantial detached building located at the end of the garden. Considered suitable for a variety of purposes. subject to the necessary consents being obtained.

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

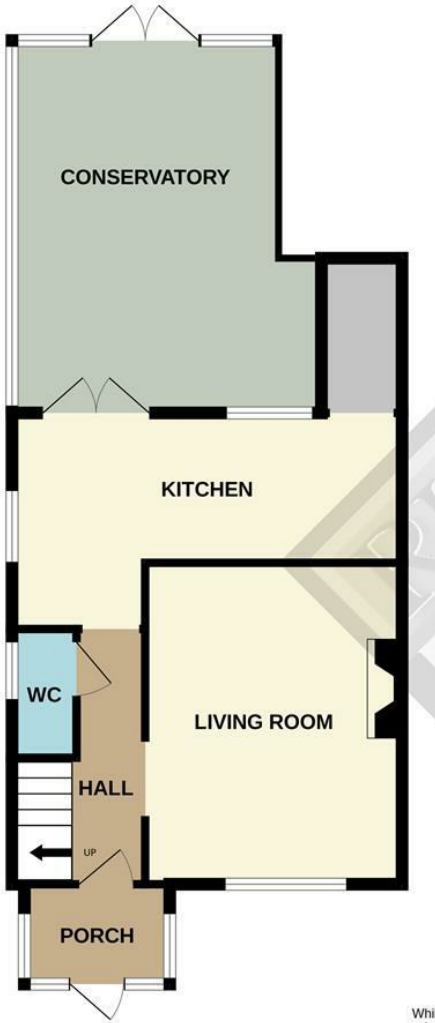
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

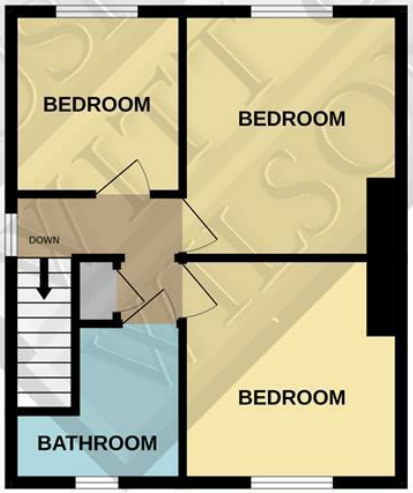
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

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
675 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.

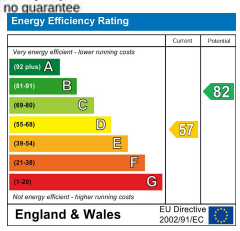


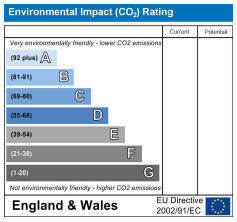
OUTBUILDING
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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The Estate Offices Cinque Ports Street, Rye, East Sussex, TN31 7AD
Tel: 01797 224000 | rye@rushwittwilson.co.uk | www.rushwittwilson.co.uk

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