

**RUSH
WITT &
WILSON**



**34 Broad Oak Lane, Bexhill-On-Sea, East Sussex TN39 4HJ
£2,000 Per Month**

A five bedroom detached chalet house with four bathrooms, over-sized double garage, extensive private gardens, situated in the beautiful Broad Oak Park area of Bexhill, gas central heating system, double glazed windows & doors, stunning kitchen/ breakfast room with island, utility room, three ground floor bedrooms with two bathrooms, two first floor bedroom with two bathrooms.

Terms: £2,307 deposit. 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01797) 253555. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP00269

Covered Entrance Porchway
With outside lighting.

Entrance Hall

Living Room
23'9" x 12'0" (7.24 x 3.67)

Kitchen/Breakfast Room



Utility Room

Bedroom One
16'0" x 12'7" (4.90 x 3.85)

Bedroom Two
15'0" x 12'4" (4.59 x 3.77)

Bedroom Three
12'7" x 8'10" (3.84 x 2.70)

En-Suite

Bathroom

First Floor Landing

Bedroom Four
19'2" x 15'9" (5.85 x 4.82)

En-Suite

Bedroom Five
13'0" x 8'7" (3.98 x 2.63)

En-Suite

Outside

Front Garden

Side Garden



Rear Garden

Double Garage
27'9" x 18'1" (8.46 x 5.53)

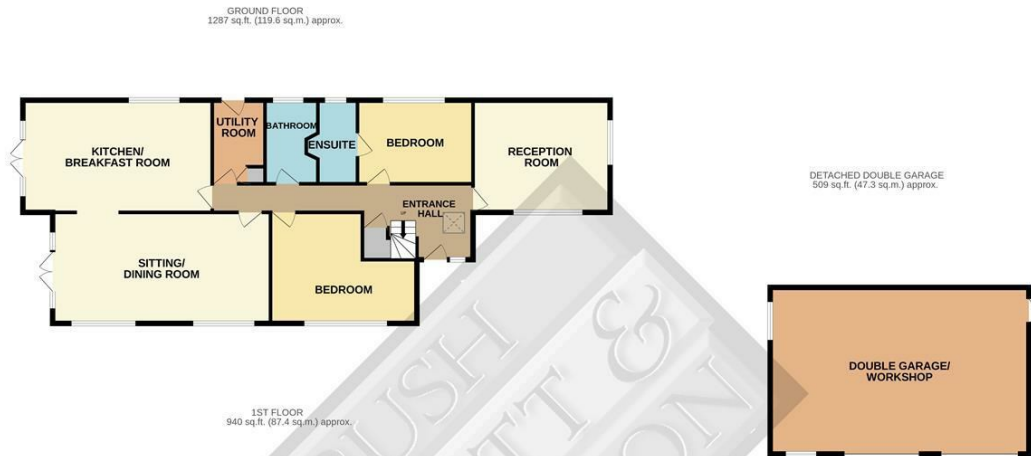
Agents Note

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in a very low risk from surface flooding and very low risk from rivers and seas.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		74
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		





TOTAL FLOOR AREA : 2737 sq.ft. (254.2 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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