

**RUSH
WITT &
WILSON**



**Broad Oak Lodge, Chitcombe Road, Broad Oak, East Sussex, TN31 6EU.
£600,000 Freehold**

***DEVELOPMENT OPPORTUNITY *** Considered an excellent prospect to either extend / enhance or with the possibility of complete redevelopment, an exciting opportunity has arisen to acquire a three bedroom detached bungalow occupying a private, semi-rural position within the favoured Village of Broad Oak set within it's principle garden of 0.6185 acre backing onto a further stunning tree-lined paddock of 2.27 acre with large pond. The property is accessed via a gated entrance providing ample off road parking, outbuilding and five bar gate to rear paddock.

Broad Oak Village offers enjoys two excellent pubs both serving food, local convenience store and bakery, barbers, well regarded Doctor's Surgery and Primary School. Further High Street shopping is available at both Battle & Rye and only a short drive to Robertsbridge mainline station offering a regular service to London Charing Cross.

CHAIN FREE.



Front

Metal five bar gate leading to aggregate drive to side and outbuilding, picket gate to front garden laid to lawn enclosed by mature hedgerow, specimen Pine trees, enclosed by close board fence, concrete path to entrance, external floor mounted GRANT boiler to side, oil tank and brick outhouse to rear, mature hedgerow and five bar gate to rear paddock.

Entrance hall

Obscure glazed UPVC front door, carpeted flooring, ceiling light, cupboard with shelf over,

Bedroom 1

14'4 x 9'9 (4.37m x 2.97m)

Internal door from hall and bedroom 2, UPVC windows to rear and side aspects, built in cupboard with shelving, internal door to bathroom, radiator, ceiling light, power points.

Bedroom 2

10'9 x 8'9 (3.28m x 2.67m)

Internal door, carpeted flooring, UPVC windows to front and side, radiator, cupboard with hanging rail, power point.

Bedroom 3

10'9 x 6'3 (3.28m x 1.91m)

Internal door, carpeted flooring, built in cupboard with shelf, UPVC window to side with radiator below, power point, ceiling light, internal door to bedroom 1.

Bathroom

6'8 x 5'9 (2.03m x 1.75m)

Internal door, vinyl flooring, internal door to bedroom 1, obscure UPVC window to rear, panel bath with shower over, wash basin, radiator, WC, ceiling light.

Kitchen

13'8 x 9'9 (4.17m x 2.97m)

Internal door, tile effect vinyl flooring, UPVC windows to side and rear aspects, radiator, UPVC door to rear porch, fitted base and wall units with Oak effect laminated doors beneath stone effect laminated work surfaces, inset single stainless bowl with tap, space for appliance below counter level, power points, below counter level BEKO oven, four ring induction hob and stainless steel extractor canopy with light over, larder cupboard with window to side, consumer unit, cupboard housing hot water tank.

Sitting room

16'8 x 10'9 narrowing to 9' (5.08m x 3.28m narrowing to 2.74m)

Internal door, carpeted flooring, UPVC windows to front and side, radiator, exposed brick open fireplace with tile hearth, further internal door to hall, power points, ceiling light.

Workshop

Five bay outbuilding over hard standing with timber doors to front

Paddock

Accessed via timber five bar gate, 2.27 acre enclosed by stock proof fencing and specimen tree borders with pond to south western corner near to roadside.

Services

Oil - fired central heating system

Private drainage.

Local Authority - Rother District Council.

30% uplift clause to be put in place to any future successful planning consents for additional dwellings.

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.

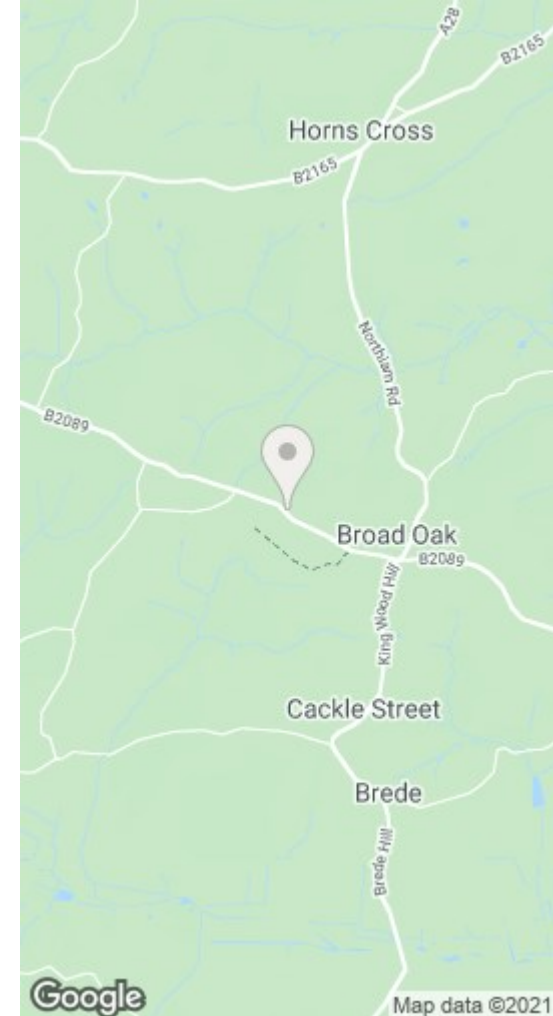




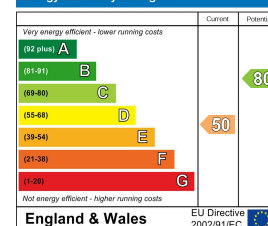


TOTAL APPROX. FLOOR AREA 890 SQ.FT. (82.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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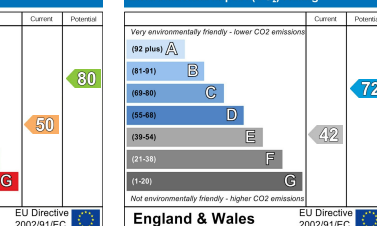


Energy Efficiency Rating



England & Wales

Environmental Impact (CO₂) Rating



England & Wales

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