

**RUSH
WITT &
WILSON**



**Woodend, Northiam Road, Broad Oak, East Sussex, TN31 6EP.
£375,000 Freehold**

CHAIN FREE - A spacious two / three bedroom detached bungalow with generous rear located within the highly desirable and popular Village of Broad Oak. Considered in need of full renovation, this delightful home also offers an exciting opportunity for further extension and modernisation. Accommodation comprises a spacious main living room, two bedrooms, shower room, central dining room, kitchen / breakfast room, and generous garden room. Outside enjoys a private and well tended rear garden enjoying a south-west facing orientation with large paved terrace, garden shed, summer house and a large workshop. To the front offers ample off road parking via a gated entrance , open bay car port and further attached garage. Broad Oak Village provides access to a local convenience store, excellent doctors surgery, popular bakery and well regarded gastro pub. Further High Street shopping and leisure facilities are available nearby in both Battle and Rye just a short drive away.



Double five bar gates leading to a shingle driveway which provides off road parking for approximately three vehicles, the frontage is enclosed by mature beech hedgerow, high level gates to the side elevations.

Covered Entrance

External lighting, steps leading to a part glazed original front door leading into:

Inner Hallway

11' x 5'1 (3.35m x 1.55m)

Carpet as laid, doors off to the following:

Bedroom Two

8' x 11' (2.44m x 3.35m)

Double aspect room with UPVC windows to front and side, radiator, built in cupboard.

Sitting Room

10'5 x 14'2 (3.18m x 4.32m)

UPVC window to the front, radiator, carpet as laid, TV points.

Dining Room

11' x 13'6 (3.35m x 4.11m)

UPVC window to side, radiator, carpet as laid, access panel to loft via a pull down ladder, open access into Kitchen.

Bedroom One

11'1 x 10' (3.38m x 3.05m)

UPVC window to side, carpet as laid, radiator, TV point.

Kitchen/Breakfast Room

15'5 x 6'2 extending to 11'3 (4.70m x 1.88m extending to 3.43m)

UPVC window to rear, radiator, quarry tiled floor, part glazed external door leading to a covered side entrance, wall mounted Worcester Bosch boiler, fitted base and wall units with laminated counter tops, inset stainless steel sink unit with side drainer, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding cooker, open access into conservatory/garden room.

Shower Room

8' x 6'2 (2.44m x 1.88m)

UPVC window to side, carpet as laid, push flush wc, pedestal wash hand basin, radiator, shower enclosure with screen door.

Conservatory/Garden Room

10'2 x 11'4 (3.10m x 3.45m)

External UPVC glazed doors to each side, UPVC windows to the rear overlooking the rear garden, internal window to kitchen, carpeted tile flooring, radiator.

Covered Side Entrance

6'8 x 8'9 (2.03m x 2.67m)

Glazed French doors leading onto the rear terrace, internal door leading to workshop, glazed door to front.

Outside

Rear Garden

Privately enclosed South West facing garden which is predominantly laid to lawn enclosed by mature hedgerow boundaries and high level close board fencing, large shed/workshop with light and power, high level gate to the front elevation, paved area, paved path and terrace overlooking the rear lawns, summerhouse,

Workshop

9'6 x 23' (2.90m x 7.01m)

Double doors to front, windows to rear and side, timber framed.

Car Port

13' x 15'8 (3.96m x 4.78m)

Double bay, open frontage.

Garage

17'5 x 8'6 (5.31m x 2.59m)

Attached single garage with high level doors, window to rear, light and power.

Further Car Port

9'5 x 15'1 (2.87m x 4.60m)

High level gates leading to the rear garden, open frontage.

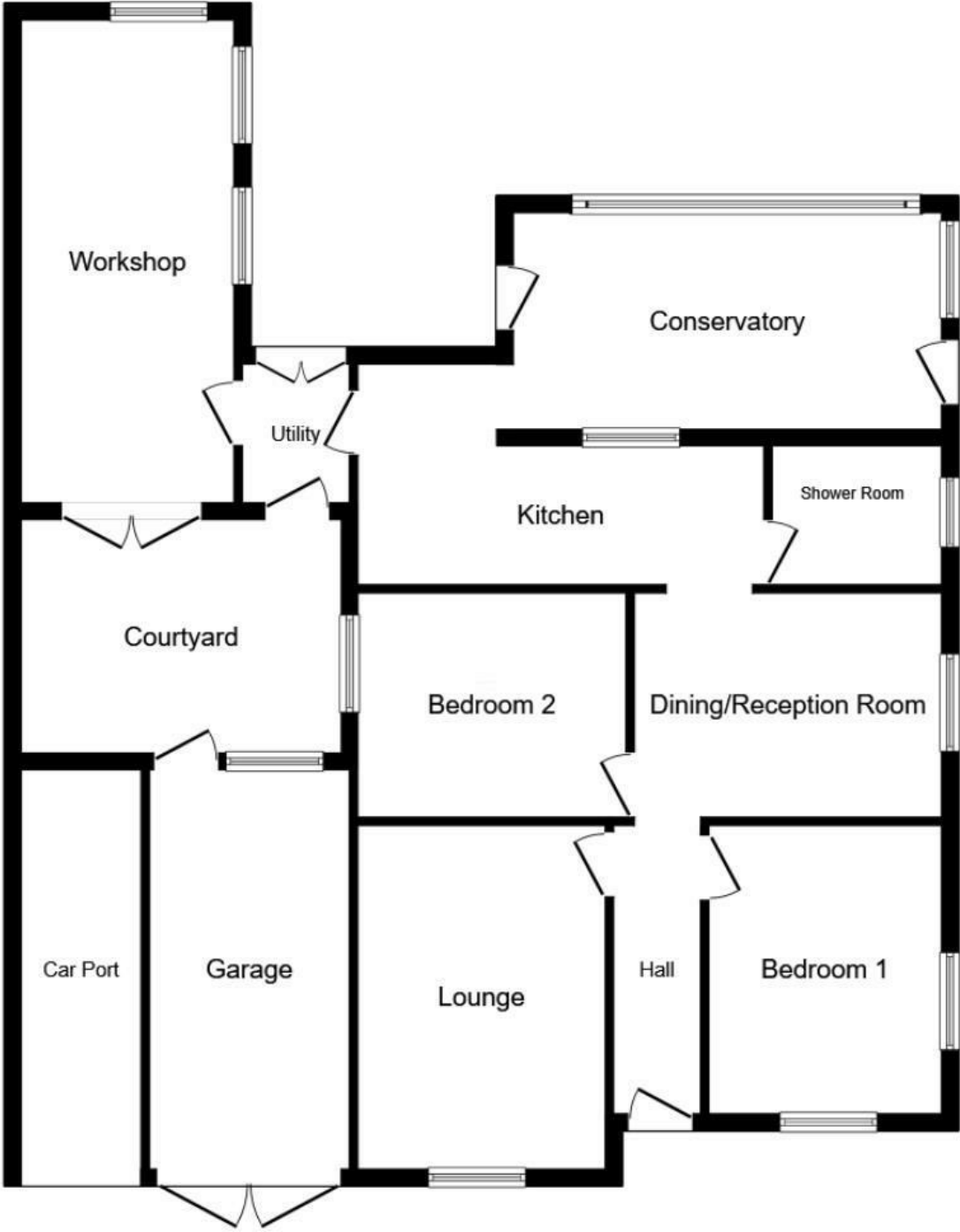
Agents Note

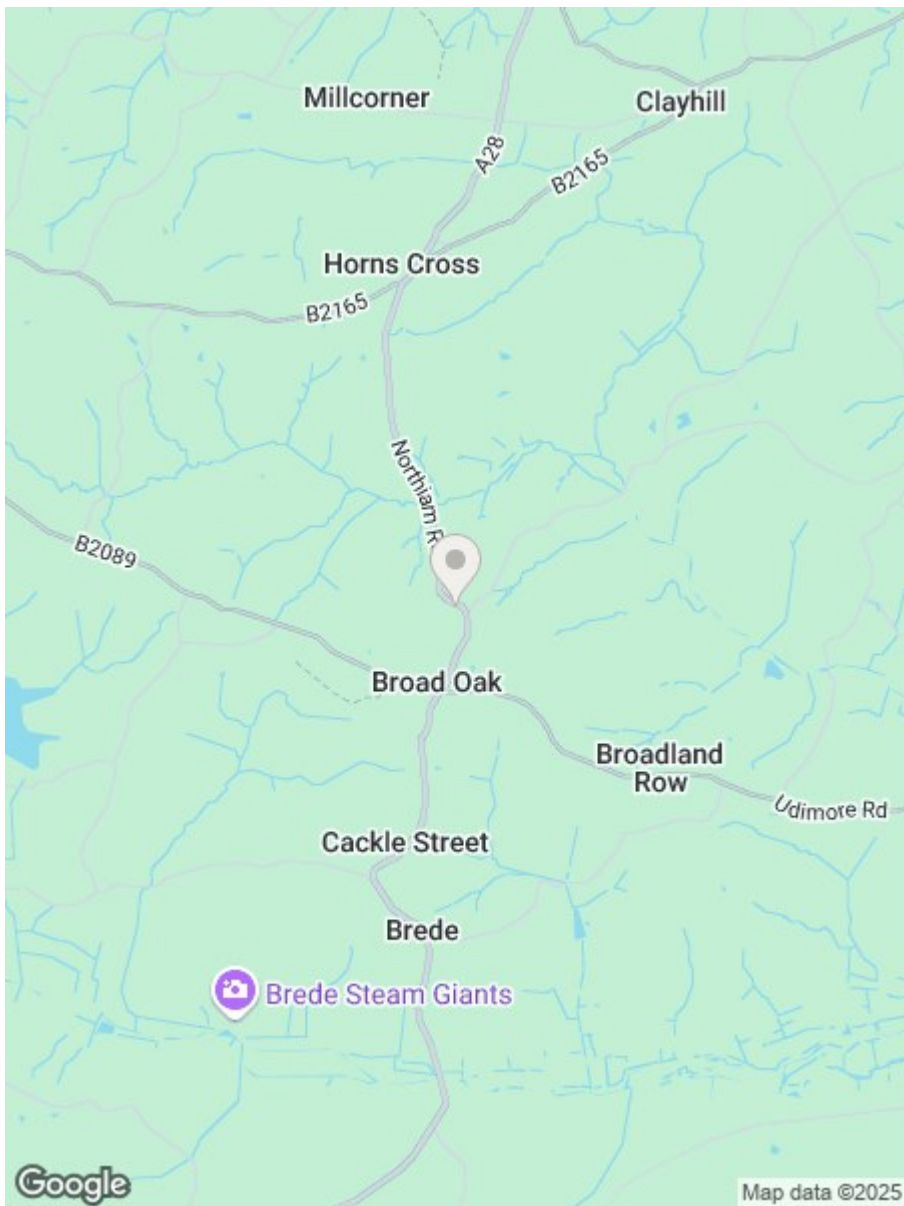
None of the services or appliances mentioned in these sale particulars have been tested.

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 – D







**RUSH
WITT &
WILSON**

Residential Estate Agents
Lettings & Property Management



Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555
northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk