

**RUSH  
WITT &  
WILSON**



**2 The Orchard, Broad Oak, East Sussex, TN31 6DP.  
£450,000 OIEO Freehold**

**CHAIN FREE - A spacious and well appointed two bedroom detached bungalow located within a popular and highly sought after residential area of Broad Oak Village providing convenient access to the local amenities. Accommodation comprises a spacious entrance hallway with ample storage, 21ft main living room with fireplace, further 20ft dining / sun room with French doors to the rear gardens, shaker style kitchen / breakfast room, two generous double bedrooms and main bathroom suite. Benefits include a full gas central heating system and fully double glazed windows and doors throughout. Outside offers both well stocked front and rear gardens with two paved seating areas to the rear, off road parking and integral 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.**



**Front**

Block pave driveway to front leading to an integral single garage, side enclosed by close board fencing with access to rear, front garden laid to lawn with well stocked planted borders and climbing roses, block pave path from drive to entrance with external light, composite front door with obscure viewing panes and matching sidelight windows.

**Entrance hall**

13'4 x 8'4 (4.06m x 2.54m)

Carpeted flooring, access panel to loft, radiator, power points, phone point, airing cupboard with slatted shelving housing the hot water tank, storage cupboard with hanging rail and shelf over, further cupboard with slatted shelving, thermostat.

**Living room**

21'9 x 12' (6.63m x 3.66m)

Internal door, carpeted flooring, UPVC windows to both front and rear aspects each with low level radiators below, internal door to dining room and kitchen / breakfast room severally, exposed brick fireplace with brick hearth housing a coal effect gas fire, series of wall lights, power points, tv point.

**Dining / Sun room**

20'3 x 8'8 (6.17m x 2.64m)

Internal door, carpeted flooring, French doors to rear, UPVC window to side, pendant and wall lights, power points, TV point.

**Kitchen / breakfast room**

11'9 x 9'8 (3.58m x 2.95m)

Internal door, ceramic tile flooring, UPVC window and part glazed door to rear, internal door to living room, space for breakfast table, ceiling strip light, radiator, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated worksurfaces, inset one and half stainless bowl with drainer and tap, under counter space for washing machine, inset four ring NEFF gas hob with extractor canopy and light over, space for freestanding fridge / freezer, eye level NEFF oven and grill, power points.

**Bedroom 1**

14' x 12'5 (4.27m x 3.78m )

Internal door, carpeted flooring UPVC window to front with radiator below, pendant light, power points, range of fitted wardrobes.

**Shower room**

8'5 x 5'8 (2.57m x 1.73m)

Internal door, ceramic tile flooring, obscure UPVC window to side aspect, radiator, ceramic wall tiling, push flush WC, pedestal wash basin, ceiling light, bath suite with screen.

**Bedroom 2**

11'9 x 9'4 (3.58m x 2.84m)

Internal door, carpeted flooring, UPVC window to rear with radiator below, pendant light, power points.

**Rear gardens**

Private rear garden enjoying a westerly-facing orientation, paved seating areas from rear elevations, paths to each side elevations with storage area for bins, shed, external tap, level area of lawn enclosed by close board fencing hosting a well stocked and established borders with planted shrubs and evergreen, island borders with planted rose and perennials, ornamental acers, compost area to one corner by panelled fencing.

**Garage**

17' x 9' (5.18m x 2.74m)

Electrically operated up and over door to front, obscure window to side, power points and light, wall mounted Glow worm gas boiler.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council - Band E.

**Agents note**

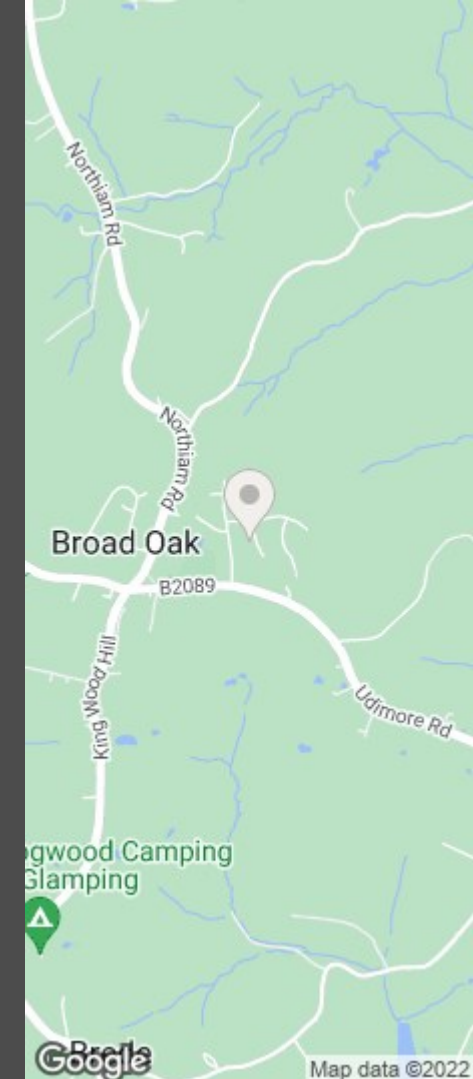
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91 <b>A</b>	
81-81 <b>B</b>		81-91 <b>B</b>	
79-80 <b>C</b>	77	80-80 <b>C</b>	
75-78 <b>D</b>	57	85-85 <b>D</b>	
70-74 <b>E</b>		89-94 <b>E</b>	
65-69 <b>F</b>		91-100 <b>F</b>	
55-64 <b>G</b>		101-120 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

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