

**RUSH
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**Brent House, Udimore Road, Broad Oak, East Sussex, TN31 6DG.
£425,000 Freehold**

A spacious and well presented three bedroom semi-detached cottage located in the heart of Broad Oak Village providing immediate access to the local amenities and well regarded Primary School & Nursery. Offered chain free, this delightful home enjoys a bright and well appointed living space comprising a large reception hallway with wc, generous living/dining room with fireplace and spacious kitchen/breakfast room. To the first floor the property enjoys three good sized double bedrooms each with fitted wardrobes and a well presented shower room. Outside offers a privately enclosed south-facing rear garden with large paved terrace providing the ideal alfresco dining space complete with summerhouse and utility. To the front the property provides ample off road parking and covered car port. Broad Oak Village offers a convenience store, Bakery, well regarded Doctors surgery and recently renovated gastro pub. Further High Street shopping is available nearby at both Battle & Rye. The property provides easy access to both the A21 and mainline stations of Robertsbridge & Battle offering a regular service to London Charing Cross.



Front Door

Upvc front door leading into:

Reception Hallway

Upvc window to front, turned staircase extending to the first floor with timber balustrade and handrail, understairs storage cupboard housing the consumer unit and electric meter, radiator with decorative cover.

Downstairs Cloakroom

Push flush wc, alarm panel and light.

Kitchen

10'4 x 10'3 (3.15m x 3.12m)

Upvc window to the rear aspect enjoying an outlook over the garden and far reaching views to the Brede Valley, upvc stable door to the side, radiator, painted timber wall and ceiling panelling, recessed downlights, stone effect floor tiling. The kitchen hosts fitted base and wall units, shaker style units with oak block countertops, under mounted one and a half ceramic basin with rinser tap, ceramic tiled splashbacks, under counter space for washing machine, dishwasher and fridge, space for free standing cooker, further space for freezer, space for breakfast table and chairs, fitted display cabinets, wine racks, feature wall lighting units, wall unit housing the Worchester Bosch gas boiler.

Living/Dining Room

17' narrowing to 13'9 x 20' narrowing to 10'4 (5.18m narrowing to 4.19m x 6.10m narrowing to 3.15)

Double aspect room with upvc window to the front, radiator, further window to rear with radiator below, external glazed door leading onto the rear terrace, exposed joinery, space for dining table and chairs, painted brick fireplace with brick hearth, fitted coal effect gas fire.

First Floor

Landing

Window to side, access panel to loft, linen cupboard with slatted shelving housing the hot water tank.

Bedroom One

11'5 x 10'6 (3.48m x 3.20m)

Upvc window to front, radiator below, fitted triple wardrobe with mirror sliding doors, hanging rail and shelving.

Bedroom Two

12'7 x 9'1 (3.84m x 2.77m)

Upvc window to the rear aspect enjoying beautiful views over the garden and far reaching views to the Brede Valley, fitted double wardrobe via mirror sliding doors, radiator.

Bedroom Three

10'7 x 9'6 (3.23m x 2.90m)

Upvc window to front with radiator below, built-in cupboard over the blockhead with shelving, further fitted double wardrobe with mirror sliding doors complete with hanging rails and shelving.

Shower Room

12'5 x 6' (3.78m x 1.83m)

Obscure upvc window to rear, radiator below, push flush wc, vanity unit with inset basin and cupboards below, inset mirror, fitted cupboards, ceramic wall tiling, large double walk-in shower enclosure with screen door, quartz effect shower panelling and power shower.

Outside

Front Garden

There is an area of hardstanding to the front elevation providing off road parking for two/three vehicles, timber framed lean-to carport to the side elevation. The front garden is laid to lawn and enclosed by mature beech hedgerow, driveway is enclosed by low level close-board fencing. External lighting, stable door leading into the kitchen, open access to the rear, external tap, Indian sandstone terrace running the full width of the property.

Rear Garden

9'5 x 4'4 (2.87m x 1.32m)

External tap, Indian sandstone terrace running the full width of the property and there is an area of lawn enclosed by high level close-board and panelled fencing, planted borders and the garden enjoys a south facing orientation and a garden house. . There is a garden house 10'7 x 9'7 (3.23m x 2.92m) timber door to side, French doors and further window to side elevations, lights and power points and eaves storage. There is a further sliding door to one end leading to a storage room 9'5 x 4'4 (2.87m x 1.32m) with further window to rear and side, power points and space for tumble dryer.

Services

Mains gas and mains drainage.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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TOTAL FLOOR AREA : 1262 sq.ft. (117.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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			

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