

**RUSH  
WITT &  
WILSON**



**7 Pond Close, Broad Oak, East Sussex, TN31 6DR.  
£299,950 Freehold**

**A two bedroom attached bungalow situated within a highly sought after residential area of Broak Oak Village within walking distance to the local store, popular Bakery and well regarded Doctor's surgery. Accommodation comprises a 17' living / dining room with open fireplace, kitchen open to a spacious garden room with access to the rear, generous master bedroom with full length fitted wardrobes, further double bedroom and main family bathroom suite. Outside the property enjoys a private paved terrace with area of lawn and planted borders to the rear, with off road parking available to the front of the premises.  
Offered CHAIN FREE.**



## Front

Brick pave drive to front for two vehicles leading to garage space and covered entrance porch with UPVC front door, tile flooring, light and timber panelling, front garden is laid to laid with planted shrub borders, PIR external light.

## Hallway

Accessed via UPVC front door, Oak flooring, radiator, power and phone point, access panel to loft with pull down ladder, wall thermostat, ceiling light.

## Bathroom

6'6 x 6'4 (1.98m x 1.93m )

Internal door, obscure window to garden room, combination vanity unit with Villeroy & Boch sanitary ware, marble effect tile flooring and sills, shaver point, ceiling down lights, bath suite with brass concealed shower mixer, shower curtain, brass traditional style radiator, wall mounted mirror.

## Bedroom 2

9'9 x 9'9 (2.97m x 2.97m)

Internal door, carpeted flooring, window to front aspect with radiator below, selection of power points, ceiling light.

## Bedroom 1

13'9 x 11'9 (4.19m x 3.58m)

Internal door, carpeted flooring, window to front aspect with radiator below, fitted full length wardrobes with mirrored doors complete with hanging rails, shelving and pull out drawers below, ceiling light, selection of power points.

## Living / dining room

17'8 x 11'9 (5.38m x 3.58m)

Internal glazed door, carpeted flooring, window to rear aspect with radiator below, pendant ceiling lights with roses, exposed brick open fireplace with tiled hearth, fitted Pine bookcase, serving hatch to kitchen, power points, TV point.

## Kitchen

10'3 x 9'8 (3.12m x 2.95m)

Internal glazed door, tile effect laminate flooring, window to rear aspect, ceiling down lights, open access to adjoining garden room, kitchen hosts a selection of fitted Pine shaker style doors beneath stone effect laminated work surfaces, inset one and half composite basin with swan neck tap, under counter space for dishwasher, fridge and washing machine, freestanding electric oven with four ring hob, ceramic tile splash backs, stainless steel extractor canopy with light over, selection of above counter level power points, serving having hatch to living / dining room.

## Garden room

19'5 x 12'5 narrowing to 7'8 (5.92m x 3.78m narrowing to 2.34m)

Open access from kitchen, quarry tile flooring, sliding doors with side light windows to the rear terrace and garden, skylight over, internal obscure window to main bathroom, wall lights, timber wall panelling, selection of power points, carpeted area with radiator and internal sliding door to garage space, window to rear, shelving.

## Garage space

9'8 x 8'3 (2.95m x 2.51m)

Manual up and over door to front, consumer unit, power points, ceiling strip light, internal timber sliding door to garden room to rear.

## Rear garden

Private paved terrace from rear elevations enjoying a south westerly facing orientation enclosed by close board fencing, external lighting, planted borders, shed, low level partition fence with pedestrian wrought iron gate to area of lawn enclosed by close board fencing and well stocked planted borders hosting a selection of flowering shrubs, external tap.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council.

## 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.





