

**RUSH  
WITT &  
WILSON**



**Hedge Row, Furnace Lane, Broad Oak, East Sussex, TN31 6ES.  
£579,950 Freehold**

**Rush Witt & Wilson are delighted to offer this spacious three bedroom detached 1930's bungalow occupying a peaceful country lane position of Broad Oak Village set within established gardens of 0.44 acre. Accommodation comprises a generous 18ft living room with open fireplace and adjoining conservatory, kitchen / breakfast room, three well-lit double bedrooms, WC and well appointed main shower room suite. Externally the property enjoys an incredibly private rear garden backing onto woodland hosting a variety of established trees and conifers with further paved seating area, garden shed, greenhouse and useful outbuilding. To the front offers ample off road parking over a private driveway and attached single garage. The immediate setting enjoys an abundance of peace and quiet with far reaching rural views to front, a choice of excellent walking routes, striking distance to the well regarded Village Primary School, Bakery, convenience store and Broad Oak gastro pub. Hastings and the nearby market towns of Battle & Rye are located short drive away offering a range high street shopping and leisure facilities. Offered CHAIN FREE.**



## Front

Property accessed from lane via a private shingled driveway to front providing ample off road parking, front garden laid to lawn with a variety of established conifers, specimen rhododendrons and flowering shrub borders, driveway extends to garage to side elevations, further gated access to eastern elevations leading to rear, steps leading to hardwood part-glazed front door.

## Hallway

Carpeted flooring, radiator with decorative cover, light, access panel to loft over with pull down ladder, power points.

## Bedroom 3 / dining room

14'2 x 12'4 (4.32m x 3.76m)

Internal part-glazed one over three door, carpeted flooring, bay window to front aspect with radiator below enjoying a pleasant rural aspect, further window to side aspect, open brick fireplace, light, power points.

## Bedroom 1

14' x 12'4 (4.27m x 3.76m)

Part-glazed one over three door, carpeted flooring, bay window to front aspect with radiator below, further window to side, variety of fitted bedside furniture and storage, light, power points.

## Bedroom 2

15'5 x 8' (4.70m x 2.44m)

Part glazed one over three door, carpeted flooring, bay window to rear aspect with radiator below, ceiling light, selection of built in wardrobes via mirrored doors complete with shelving and hanging rails, power points.

## Shower room

6'8 x 5'8 (2.03m x 1.73m)

Painted one over three door, stone effect vinyl flooring, obscure glazed window to the rear aspect, ceramic wall tiling, chrome heated towel radiator, vanity unit with cupboards below, push flush WC, corner shower enclosure with screen doors and wall mounted MIRA shower, ceiling downlights, wall cabinet with mirrored doors.

## WC

6'9 x 3' (2.06m x 0.91m)

Painted one over three door, wood effect LVT flooring, obscure window to rear aspect, push flush WC, wall mounted hand basin with tile splashback, light, electric heater,

## Kitchen / breakfast room

16'1 x 9'9 (4.90m x 2.97m)

Painted part-glazed one over three door from hall, oak effect laminate flooring, internal glazed door to living room, window to rear aspect, part-glazed door to conservatory, radiator, airing cupboard housing the hot water tank, floor mounted Boulter oil-fired boiler, ceiling lights. Kitchen hosts a variety of matching base and wall units with lime oak shaker style

doors beneath stone effect laminated counter tops, inset single stainless bowl with drainer and tap, inset four ring AEG electric hob with tile splashbacks and fitted extractor canopy with light over, fitted eye level AEG oven and grill, fitted tower fridge / freezer with adjacent twin pull out tower larders, slimline dishwasher, AEG washing machine, power points.

## Living room

18'4 x 12'2 (5.59m x 3.71m )

Internal glazed door, carpeted flooring, bay window to front aspect with radiator below, exposed brick open fireplace with decorative tiling, radiator with decorative cover, pendant and wall lighting, aluminium sliding doors to conservatory, power points.

## Conservatory

15'7 x 7'9 (4.75m x 2.36m)

Sliding aluminium doors from living room, further internal part-glazed door to kitchen, wood effect vinyl flooring, radiator, windows to each side and rear aspects, external French doors to side leading to rear garden, space for table and chairs, light, power points.

## Gardens

Extensive and private garden led by a paved seating area from the rear elevations, external lighting and tap, external part-glazed door to rear of garage, path to side elevations with access to oil-tank and gate to front, garden predominantly laid to lawn hosting a variety of established trees and conifers enclosed by high level fencing, specimen palm trees and conifers, path leading main body of lawn, specimen oak tree, garden shed over hard standing, further outbuilding ( in need of repair ) to one end with additional greenhouse.

## Garage

21' x 8'6 (6.40m x 2.59m)

Manual up and over door to front, external part-glazed door to side with sidelight window, further window to rear, space for freestanding white goods with basin and tap, consumer unit.

## Services

Oil-fired 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.





GROUND FLOOR  
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		77	
	54		
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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