

**RUSH
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**Grela Reedswood Road, Broad Oak, East Sussex TN31 6DH
£475,000 Freehold**

An immaculately presented three/four bedroom detached chalet style residence occupying a quiet and highly sought residential position of Broad Oak Village located within walking distance to the local amenities. The property offers an incredibly bright and well maintained living space throughout comprising a large and well lit entrance hall with porch, generous 20ft living room, spacious kitchen/breakfast room with separate utility room and wc, ground floor double bedroom with fitted wardrobes, wet room and further optional ground floor bedroom or dining room. A bright first floor landing serves two additional double bedrooms with built in storage and well appointed bathroom suite. Externally the property benefits from a private and level rear garden of generous proportions flanked by well stocked planted borders complete with paved terrace, pergola covered seating area, garden shed and greenhouse. To the front provides off road parking and integral garage. Broad Oak village provides access to a local convenience store, well regarded village primary school and nursery, 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.









Floor 0



Floor 1

Approximate total area⁽¹⁾

137.5 m²

1480 ft²

Reduced headroom

10.1 m²

109 ft²

(1) Excluding balconies and terraces

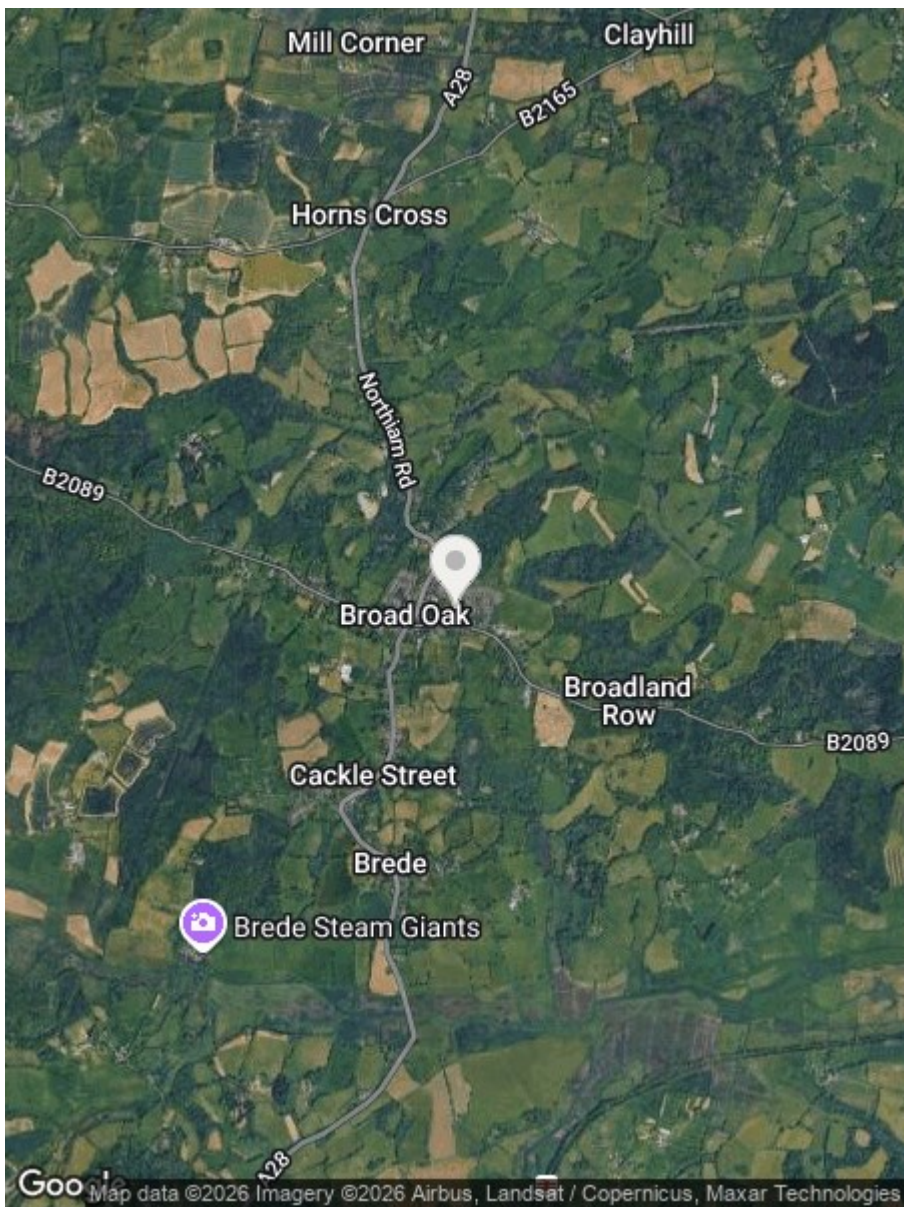
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

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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