

**RUSH  
WITT &  
WILSON**



**2 Chestnut Close, Broad Oak, East Sussex, TN31 6DJ.  
£387,000 Freehold**

**CHAIN FREE - A spacious and well appointed two bedroom detached bungalow within generous south-facing rear garden located within a quiet and highly desirable residential area of Broad Oak Village. This delightful home enjoys a well-lit entrance hall, modern fitted kitchen with side access from the drive, stunning main living room with fitted wood burning stove and adjoining conservatory, generous master bedroom, main bathroom suite and further spacious double bedroom. The property enjoys UPVC double glazed windows and doors through and full gas central heating system with combination boiler. Outside enjoys a private and level rear garden providing a choice of seating areas, kitchen garden with raised beds and corner seating arbour. To the front provides ample off road parking and detached garage with power and lighting. 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**

Off road parking to front over hardstanding, driveway extends to an attached single garage, front garden is laid to lawn with planted borders, concrete path from drive leading to entrance front door, high level fence and gate from drive to rear garden, external tap and light, power point to drive.

**Entrance hall**

Part-glazed UPVC front door, carpeted flooring, access panel to loft housing the combination boiler, power point, phone point, cupboard, radiator.

**Kitchen**

10'4 x 9'9 (3.15m x 2.97m)

Part-glazed internal door, UPVC window to front, part-glazed external door to side, pendant and ceiling downlights, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated counter tops, inset one and half stainless bowl with drainer and tap, tile splashbacks and a variety of above counter level power points, inset four ring gas burner with fitted extractor canopy and light over, integrated NEFF oven, base unit with space for stools below, radiator, integrated tower 50/50 fridge freezer and adjacent tower unit, freestanding washing machine.

**Living room**

17'9 x 11'8 (5.41m x 3.56m)

Internal door, carpeted flooring, internal French doors to adjoining conservatory, radiator, wall lighting, cast iron wood burning stove over a polished stone hearth and surround, power and TV points.

**Conservatory**

11' x 9' (3.35m x 2.74m)

Internal French doors from living room, laminate flooring, UPVC windows to each side aspect, external French doors leading to the rear garden.

**Bathroom**

6'6 x 6'3 (1.98m x 1.91m)

Internal door, vinyl flooring, obscure UPVC window to front aspect, pedestal wash basin and WC, light, p-shape shower bath suite with ceramic wall tiling, radiator.

**Bedroom 2**

9'9 x 9'7 (2.97m x 2.92m)

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

**Bedroom 1**

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

Internal door, carpeted flooring, UPVC window to the rear aspect with radiator below, power points, wall lighting, TV point.

**Rear garden**

Private south-facing rear garden enclosed by high level fencing with large paved terrace providing the perfect alfresco dining or entertaining space, step leading to a level area of lawn hosting a variety of planted borders, high level gate to drive, part-glazed external door to side of garage, log store, greenhouse and raised sleeper beds, corner seating arbour.

**Garage**

19'9 x 9'8 (6.02m x 2.95m)

Electrically operated roller door, UPVC window to rear aspect, part-glazed external door to side, power and lighting.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

**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.

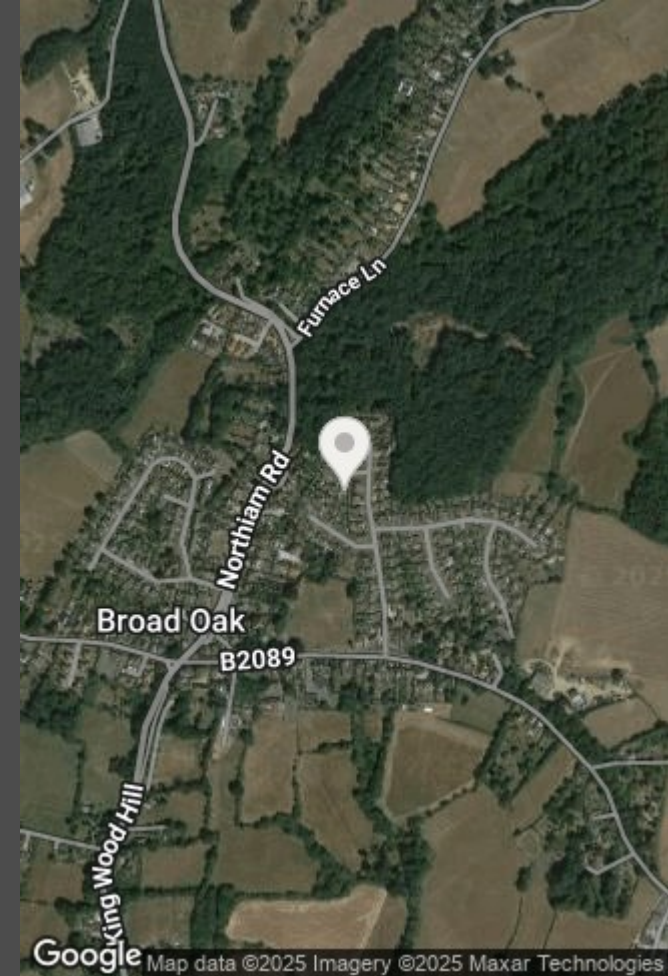




GROUND FLOOR



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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
	82	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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