

**RUSH  
WITT &  
WILSON**



**1 The Hawthornes, Broad Oak, East Sussex, TN31 6EN.  
£525,000 OIEO Freehold**

An incredibly spacious five bedroom detached family home located within a quiet and highly popular residential position of Broad Oak village providing immediate access to the local amenities and the well regarded local Primary School. Accommodation comprises a well-lit entrance hall with cloakroom/wc, optional ground floor fifth bedroom or playroom, impressive open-plan kitchen/dining room with separate utility room, generous double aspect living room with doors extending onto the rear garden and an additional conservatory. To the first floor enjoys a spacious master bedroom with en-suite shower room, well appointed main family bathroom, two further double bedrooms and additional single bedroom or study. Outside the property enjoys a sizeable and privately enclosed rear garden, predominantly laid to lawn with mature trees, paved seating area and fish pond. To the front the property offers off road parking for two vehicles. 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.



Part glazed upvc front door through to:

### **Inner Hallway**

Wood effect laminate flooring, recessed downlights, stairs rising to the first floor, doors off to the following:

### **Cloakroom/WC**

Window to the side elevation, decorative vinyl flooring, low level push flush wc, vanity unit, pendant light.

### **Bedroom Five/Optional Reception Room**

8'5 x 14'3 (2.57m x 4.34m)

Upvc window to the front elevation, wood effect laminate flooring, pendant lighting, radiator, consumer unit.

### **Open Plan Kitchen/Dining Room**

16'8 x 25' (5.08m x 7.62m)

Upvc window to the front elevation, radiator, space for dining table and chairs, pendant lighting, wood effect laminate flooring, selection of fitted base and wall units with shaker style doors these sit beneath timber block countertops, inset one and a half bowl with drainer and tap, undercounter space for washing machine, fitted range style oven with six ring gas burner, mosaic tiled splashbacks, fitted stainless steel extractor canopy above, internal window through to conservatory, undercounter space for fridge/freezer.

### **Laundry Room**

8'5 x 8'4 (2.57m x 2.54m)

External upvc door to side, carpet as laid, larder cupboard, space for freestanding fridge/freezer, space and plumbing for washing machine, recessed downlights.

### **Living Room**

16' x 14' (4.88m x 4.27m)

French doors with sidelights through to the rear terrace and gardens, further window to the side and rear, painted timber flooring, radiator, pendant lighting, wall lighting, TV point, internal French doors through to:

### **Conservatory**

15' x 9' (4.57m x 2.74m)

Upvc part glazed door to side, upvc windows to side and rear, carpet as laid, pitched roof.

### **First Floor**

### **Landing**

Cupboard housing Worcester Bosch boiler, access panel to loft, recessed downlights, doors off to the following:

### **Bedroom One**

18'6 x 8'6 (5.64m x 2.59m)

Upvc window to the front, carpet as laid, radiator, TV point, door through to:

### **En-Suite**

8'5 x 4'3 (2.57m x 1.30m)

Obscure window to rear, ceramic tile flooring, low level push flush wc, radiator, ceramic wall tiling, vanity unit, walk in shower cubicle with ceramic wall tiling and power shower.

### **Bathroom**

8' x 5'8 (2.44m x 1.73m)

Obscure window to rear, decorative tile flooring, radiator, push flush wc, wall hung vanity unit, double ended freestanding bath with central taps, ceramic wall tiling.

### **Bedroom Two**

9'7 x 13'7 (2.92m x 4.14m)

Window to front, carpet as laid, radiator, pendant lighting, TV point.

### **Bedroom Three**

8'3 x 11' (2.51m x 3.35m)

Window to rear, carpet as laid, radiator, pendant light, TV point.

### **Bedroom Four**

6'8 x 8'5 (2.03m x 2.57m)

Window to front, carpet as laid, radiator, pendant light.

### **Outside**

#### **Front Garden**

Hard standing providing off road parking, planted flower and shrubs, external lighting.

#### **Rear Garden**

Extensive rear garden enjoying a pleasant south/east facing orientation, paved terrace to the rear, access to side with high level gate to the front, sunken fish pond, paved steps extend onto the area of level area of lawn enclosed by mature conifer and panel fencing boundaries, variety of specimen trees, garden shed, greenhouse.

### **Services**

The property is on mains drainage and full gas central heating system.

### **Agents Note**

Council Tax Band - E

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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GROUND FLOOR



1ST 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
	70		80

**Energy Efficiency Rating:** A scale from A (92 plus) to G (35-39). The current rating is 70 (D) and the potential is 80 (C).  
**Environmental Impact (CO<sub>2</sub>) Rating:** A scale from A (92 plus) to G (1-39). The current rating is 80 (C) and the potential is 80 (C).

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