

**RUSH
WITT &
WILSON**



**10 Oakhill Drive, Broad Oak, East Sussex, TN31 6DT.
Offers In Excess Of £350,000 Freehold**

An immaculately presented three bedroom end of terrace house located within a highly popular residential area of Broad Oak village offering incredibly spacious and contemporary living throughout. Accommodation comprises a double aspect 21' L-shaped living / dining room with wood-burning stove and access to a 15' dual access conservatory, stylish kitchen and useful utility / WC. To the first floor are two spacious principle double bedrooms, further single or office space complete with built in wardrobes and contemporary main bathroom suite. Outside enjoys a private landscaped rear garden enjoying a variety of paved seating areas, part astro turf lawn, covered log store and rear access. To the front is off road parking and access to an attached single garage. The property is conveniently situated to the well regarded Village Primary School and Nursery, Bakery, convenience store and Gastro Pub. Further High Street shopping is available a short drive away both in Battle and Rye and Robertsbridge mainline station is located 7.8 miles away offering a regular service to London Charing Cross.



Front

Off road parking to front over shingle drive enclosed by close board fencing, access to attached single garage from drive, front garden laid to lawn with planted shrub borders enclosed by mature hedgerow to front, decorative aggregate borders to front elevations, external PIR light, obscure glazed UPVC door to porch.

Entrance porch

6'3 x 3'1 (1.91m x 0.94m)

Tile effect vinyl flooring, UPVC windows to front and side elevations, full height UPVC glazed door with matching sidelight window leading to living / dining room.

Living / dining room (L-shaped)

21'3 x 21' (6.48m x 6.40m)

Carpeted flooring, radiator, carpeted staircase to first floor landing, under stair storage recess with low level cupboard, internal Oak glazed door to kitchen, UPVC window to front aspect with radiator below, selection of power points, ceiling light, inset contemporary wood-burning stove over a porcelain hearth, space for dining table and chairs with internal UPVC French doors to adjoining conservatory, pendant light, TV point.

Stairs and landing

Carpeted staircase with timber handrail, painted balustrade to landing, access panel to a part-boarded loft space over complete with pull own ladder, power point and light.

Kitchen

11' x 9'6 (3.35m x 2.90m)

Internal Oak glazed door, wood effect Amtico flooring, internal door to lobby with access to utility and conservatory, UPVC internal window to conservatory, ceiling down lights, kitchen hosting a selection of fitted base and wall units with painted grey shaker style doors beneath stone effect laminated worksurfaces, inset one and half stainless bowl with drainer and tap, ceramic wall tiling, selection of above

counter level power points with USB ports, under counter space for dishwasher, space for freestanding oven, stainless steel extractor canopy with light over.

Lobby

Internal door from kitchen, recess for freestanding / fridge / freezer, contemporary vinyl flooring, open access to conservatory, internal door to Utility / WC.

Conservatory

15' x 13'9 (4.57m x 4.19m)

Dual accessed from lobby and living room, contemporary vinyl flooring, pitched glazed roof with screwjack window openers, low level rendered dwarf walls with UPVC windows to rear and side elevations, UPVC door to side and further UPVC French door set to rear, radiator, power points.

Utility / WC

9'7 x 5' (2.92m x 1.52m)

Internal door, vinyl flooring, obscure glazed UPVC window to rear aspect, built in cupboard with shelving via painted louvre door, chrome ladder heated towel rail, light, fitted base unit with white high gloss doors beneath black Quartz countertop, engineered drainer groves and undermounted one and half FRANKE stainless bowl with tap, under counter space for washing machine, push flush WC, ceramic wall tiling, power point.

Bedroom 1

12' x 11'7 (3.66m x 3.53m)

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

Bedroom 2

12'8 x 9'3 (3.86m x 2.82m)

Internal door, engineered Oak flooring, UPVC window to rear aspect with radiator below, built in cupboard with shelving, pendant light, power points.

Bedroom 3

9'9 x 8'7 (2.97m x 2.62m)

Internal door, carpeted flooring, UPVC window to front

aspect with radiator below, power points, internet point, half height built in cupboard over bulkhead complete with shelving, built in wardrobe with hanging rail.

Bathroom

7'6 x 5'5 (2.29m x 1.65m)

Internal door, ceramic tile flooring, obscure UPVC window to rear aspect, chrome ladder heated towel rail, contemporary P-shape shower bath suite with contemporary concealed shower mixer, separate rinser attachment and toughened glass screen, ceramic wall tiling, push flush WC, freestanding vanity unit with cupboards below, wall mounted mirror, built in cupboard with shelving.

Rear garden

Easterly-facing rear garden with full width Indian Sandstone paved terrace lead from the conservatory, low-level wall with paved steps leading to a level part astro-turf lawn and Sandstone seating area privately enclosed by a contemporary rendered wall with planted edging, mature hedgerow, close board fencing to side with six-foot gate providing rear access to front, covered log store, PIR light and external tap, external door to rear of garage.

Garage

20'6 x 7'2 (6.25m x 2.18m)

Manual up and over door to front, external door to rear, power points and lighting.

Services

Mains gas central heating system.

Mains drainage.

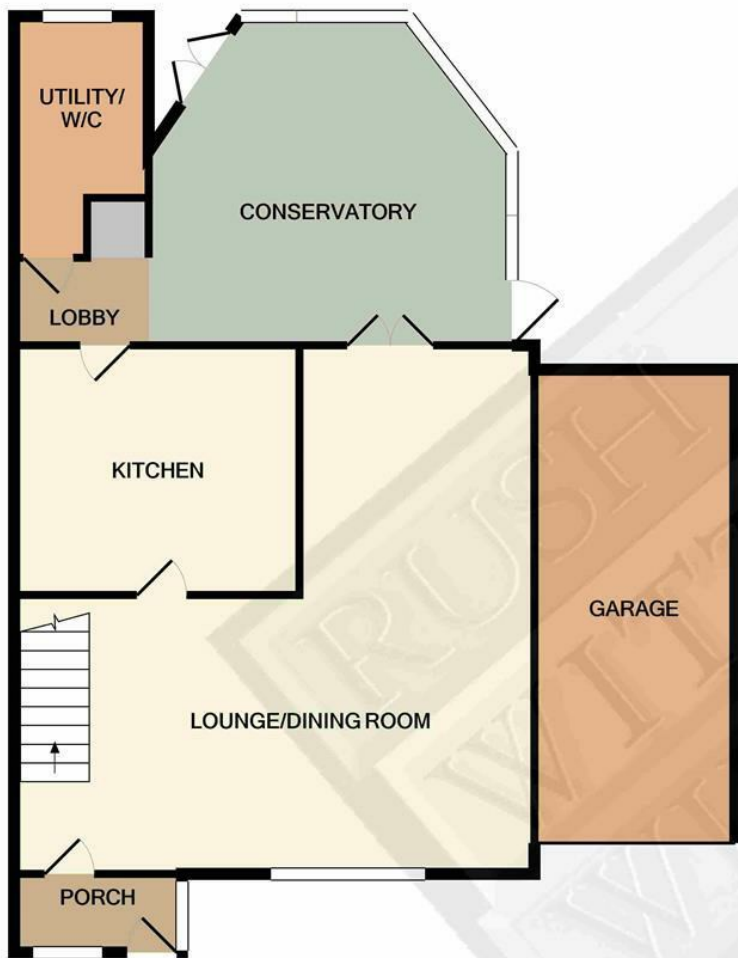
Local Authority - Rother District Council. Band C.

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
APPROX. FLOOR AREA 875 SQ.FT.
(81.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 451 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1325 SQ.FT. (123.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(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			85
(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	

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