

**RUSH  
WITT &  
WILSON**



**12 Pond Close, Broad Oak, East Sussex, TN31 6DR.  
£350,000 Freehold**

**CHAIN FREE - A spacious and well appointed two bedroom attached bungalow situated within a highly sought after residential area of Broad Oak Village set within walking distance to the local store, popular Bakery and well regarded Doctor's surgery. Accommodation comprises an entrance porch and well-lit entrance hall, 17' living / dining room with contemporary gas fireplace, kitchen with access to a generous laundry or store room, two double bedrooms and main shower room suite. Externally to the rear the property enjoys a private paved seating area with disabled access, main body of lawn with planted borders and garden shed, with ample off road road parking available to the front and attached single garage. 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 of Property**

Concreted driveway to front elevations providing off road parking for three vehicles. The front garden is laid to lawn, enclosed by mature hedgerow and the driveway extends to an attached single garage, high level gate to side with path leading to rear. Upvc double glazed door leading into a covered storage room.

Concreted path with disabled access leading to:

**Front Porch**

Upvc front door, windows to front and side elevations, carpeted tiled flooring, light. There is a further uPVC part glazed door opening into the inner hallway.

**Inner Hallway**

Radiator, access panel to loft, airing cupboard housing the hot water tank with slatted shelving.

**Shower Room**

6'4 x 6'3 (1.93m x 1.91m )  
Vinyl flooring, upvc window to front, push flush wc, pedestal wash hand basin, fitted disabled shower cubicle/seat with door and shower panelling and Bristan power shower, radiator.

**Bedroom Two**

10' x 10' (3.05m x 3.05m )  
Upvc window to the front elevations, radiator.

**Bedroom One**

14' x 12' (4.27m x 3.66m )  
Upvc window to the rear aspect, radiator, phone point.

**Living/Dining Room**

17'9 x 10'4 (5.41m x 3.15m )  
Upvc window to the rear aspect, two double radiators, contemporary log effect gas fire, space for table dining and chairs.

**Kitchen**

10'4 x 9'9 (3.15m x 2.97m )  
Sliding door, tile effect vinyl flooring, uPVC window to the front, radiator, upvc internal glazed door which leads to the covered storeroom. Wall mounted gas boiler, variety of matching base and wall units with oak shaker style doors beneath laminated counter tops, one and a half stainless

bowl with drainer and tap, tiled splashbacks, above counter level power points, under counter space for washing machine, free standing cooker and dishwasher.

**Store Room**

17'5 x 5'9 (5.31m x 1.75m )  
Carpeted tile flooring, external upvc glazed door to front and to rear, double radiator, lighting, power points.

**Outside**

**Rear Garden**

Privately enclosed rear garden, predominately laid to lawn and enclosed by mature hedgerow and panelled fencing, full width paved terrace with disabled access leading to the store room with timber hand rail and external lighting. The garden enjoys a variety of mature planted shrubs, paved seating area to one corner, garden shed and path to side, high level gate to front.

**Single Garage**

17' x 8'3 (5.18m x 2.51m )  
Manual up and over door, upvc window to the rear aspect, ceiling strip light, power points, consumer unit and electric meter.

**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.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





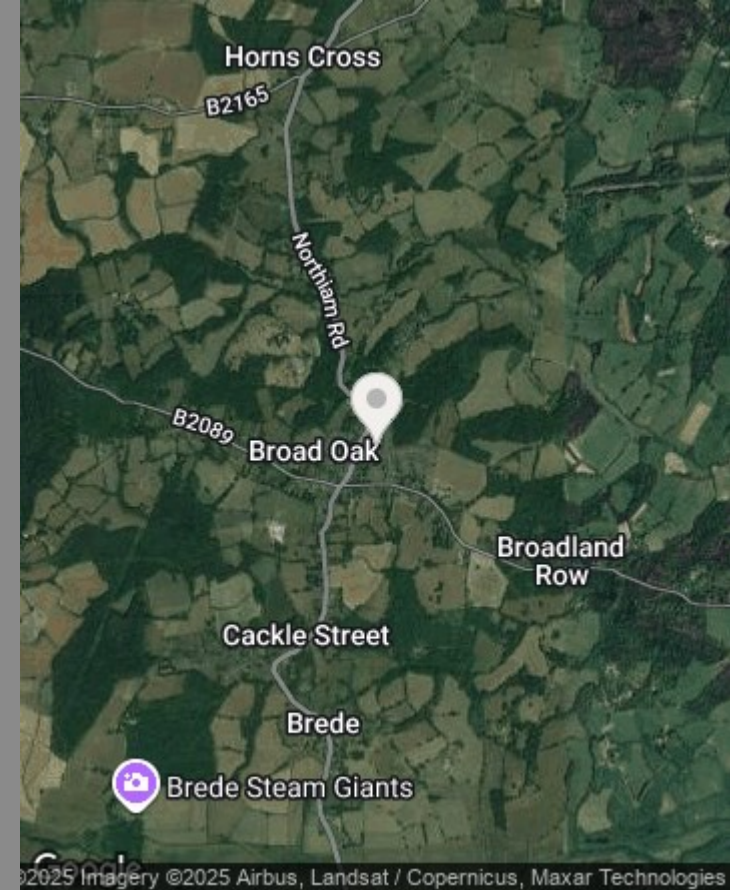
A detailed floor plan of a 2-bedroom house. The layout includes a front porch leading into an entrance hall. To the left of the entrance hall are two bedrooms and a bathroom. To the right is a large living room, which is adjacent to a kitchen and a garage. A lobby area connects the living room to the garage. The plan also shows a staircase and a fireplace in the living room.

**Rooms and Features:**

- BEDROOM** (Top Left)
- BEDROOM** (Bottom Left)
- BATHROOM** (Bottom Left, adjacent to the second bedroom)
- ENTRANCE HALL** (Center, containing a staircase and a fireplace)
- LIVING ROOM** (Top Right)
- KITCHEN** (Bottom Right, adjacent to the living room)
- LOBBY** (Far Right, between the living room and garage)
- GARAGE** (Far Right)
- PORCH** (Front, leading into the entrance hall)

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                                                                                                                                                                                                                                                                     |  | 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> |  |                         | <p><b>86</b></p> <p><b>66</b></p>                                                     |
| England & Wales                                                                                                                                                                                                                                                                              |  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  | Current                 | Potential                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| <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> |  |                         |                                                                                       |
| England & Wales                                                                                                                                                                                                                                                                                                                    |  | EU Directive 2002/91/EC |  |

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