

**RUSH
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WILSON**



**Pikiki, Furnace Lane, Broad Oak, East Sussex, TN31 6ES.
£750,000 Freehold**

A beautifully presented and incredibly spacious four bedroom detached chalet style residence occupying a highly desirable country lane position of Broad Oak Village with extensive gardens to 0.40 acre and enjoying far reaching rural views. The property offers adaptable and versatile living accommodation presented to a very high standard and has been meticulously maintained by the present owner comprising a reception hall and 19ft living room with restored Teak parquet flooring and wood burning stove, separate dining room, full width 22ft garden room / conservatory, stunning shaker style kitchen with fitted appliances, further large laundry room, ground floor bedroom and stylish shower room suite. To the first floor a generous landing serves three further large double bedrooms each with fitted wardrobes and eaves storage complimented by a contemporary main bathroom suite. Outside offers a large rear garden with an Indian Sandstone paved terrace providing the ideal alfresco dining or entertaining space, predominantly laid to lawn flanked by well stocked and tended borders complete with shed, greenhouse, fruit cage and raised beds with a further woodland garden to one end. To the front the property is set back from the lane via a large private driveway with additional car-port and attached double garage. The immediate setting enjoys an abundance of peace and quiet with far reaching rural views to front and rear, a choice of excellent walking routes, striking distance to the well regarded Village Primary School, Bakery, convenience store and Broad Oak gastro pub. Hastings and the nearby market towns of Battle & Rye are located short drive away offering a range high street shopping and leisure facilities.



Front

Private driveway accessed from the lane providing ample off road parking and turning head, front garden laid to lawn enclosed by established conifer and Beech hedgerow, variety of specimen trees, planted rose and shrub borders, driveway extends to a covered car port, garage and entrance front door to side elevations, external lighting, path to front with high level close board gate to side providing access to rear.

Reception hallway

Anthracite composite front door with obscure viewing panes complete with matching full height sidelight windows, Teak parquet flooring, carpeted straight run staircase to first floor accommodation, ceiling light, double radiator, further series of wall lighting, built in cupboard via painted ledged door complete with light, power point, shelf and hanging rail.

Living room

19' x 11'4 (5.79m x 3.45m)
Internal solid oak ledged door with Suffolk latch, Teak parquet flooring, feature fireplace housing a cast-iron multi-fuel stove over a stone hearth, open access to dining room, further aluminium sliding doors to adjoining garden room / conservatory, radiator, series of wall lighting, power points, TV point.

Dining room

13'1 x 8'9 (3.99m x 2.67m)
Open access from main living room and kitchen, oak flooring, window to side aspect with radiator below, space for dining table and chairs with pendant light over, power points, internal UPVC sliding doors to adjoining garden room / conservatory.

Garden room / Conservatory

22'8 x 8'6 (6.91m x 2.59m)
UPVC sliding doors from dining room, further Aluminium sliding doors from main living room, ceramic tile flooring, two radiators, UPVC windows to each side elevations, further range of UPVC windows and French doors leading to the rear terrace, quarry tile sills, series of wall lighting and power points, pitched glazed roof with fitted retractable blinds and two high level openers.

Kitchen

12'6 x 11'6 (3.81m x 3.51m)
Internal solid oak ledged door with Suffolk latch from hallway, oak flooring, window to side elevations, ceiling LED downlights, open access to dining room, painted tongue and groove wall panelling, kitchen hosting a variety of matching base and wall units with shaker style doors beneath brown Corian counter tops, under mounted one and a half stainless bowl with taps, integrated tower fridge / freezer, integrated pull out bin, variety of soft closing cutlery and pan drawers, coloured glass upstands and hob splashback, variety of above counter level power points, fitted four ring AEG induction hob with stainless steel extractor canopy and light over, fitted eye level Baumatic microwave oven, NEFF oven below with slide and hide door, fitted

Rayburn Royal range oven (wood / solid fuel fed) with tile splashbacks, feature brickwork and timber bressumer with downlights.

Ground floor shower room

7'8 x 5'9 (2.34m x 1.75m)
Internal solid oak ledged door with Suffolk latch, obscure window to side elevations, wood effect Flotex flooring, ceramic wall tiling, shower enclosure via screen door complete with contemporary shower mixer, large rainfall head and rinser attachment, extractor fan, wall hung vanity unit with twin pull out drawers below, inset basin with taps, adjacent wall hung tower storage unit, push flush WC, heated towel rail.

Utility / laundry room

12' x 7'8 (3.66m x 2.34m)
Internal glazed door, beech effect laminate flooring, UPVC window and part-glazed external door to side elevations, ceiling strip light, chrome heated towel rail, range of fitted base units with shaker style doors beneath inset quarry tile counter tops, variety of above counter level power points, space for washing machine, tumble dryer and fridge, wall hung butler sink with taps and tile splashbacks, tower storage unit.

Bedroom 4

12'7 x 11' (3.84m x 3.35m)
Internal solid oak ledged door with Suffolk latch, carpeted flooring, window to front aspect, radiator, picture rail, ceiling light, power points with USB charging ports.

Stairs and landing

Straight run carpeted staircase and spacious landing, power point, access panel to loft over with pull down ladder, airing cupboard housing the hot water cylinder and slatted shelving over.

Bedroom 2

13' x 11' (3.96m x 3.35m)
Internal ledged and braced door, carpeted flooring, window to front aspect enjoying far reaching rural views, pendant light and a variety of power points, built in wardrobe via double doors complete with hanging rails, two low level boarded eaves storage cupboards complete with lighting.

Family bathroom

11'9 x 5'7 (3.58m x 1.70m)
Internal ledged and braced door, slate effect floor tiling, two obscure windows to side elevations, ceiling LED downlights, panelled bath suite with taps, ceramic wall tiling, chrome heated towel rail, wall hung vanity unit with pull out drawers below, matching wall hung tower storage unit, push flush WC, corner shower enclosure with screen doors, ceramic wall tiling, contemporary shower mixer with large rainfall head and rinser attachment, extractor fan.

Bedroom 3

12'5 x 8'9 (3.78m x 2.67m)
Internal ledged and braced door, carpeted flooring, window to side elevations, radiator, ceiling light and power point, built in cupboard via door complete with hanging rail and shelf over.

Bedroom 1

13' x 13' (3.96m x 3.96m)
Internal ledged and braced door, carpeted flooring, window to rear aspect with radiator below enjoying a pleasant and rural vista over the gardens and open countryside, pendant light, power points, two low level boarded eaves storage cupboards complete with lighting, built in wardrobe via double doors complete with hanging rail.

Rear gardens

Full width Indian Sandstone paved terrace providing a private alfresco dining or entertaining space, access to boiler room, oil-tank enclosed by close board fencing, specimen Bay tree, terrace extends to a level area of lawn flanked by well stocked and tended borders hosting a variety of flowering and evergreen shrubs enclosed by close board fencing, variety of specimen conifers and Acer trees, further island borders, greenhouse and garden shed, paved seating area and planted rose beds, fruit cage and raised vegetable beds, woodland garden area enclosed by part picket and stock proof fencing backing onto farmland, path to side elevations enclosed by close board fencing, external lighting and tap, close board gate to front, external door to utility room.

Garage

22'7 x 15'7 (6.88m x 4.75m)
Electrically operated door to front, UPVC window and part-glazed external door to rear, power points, light, consumer unit.

Services

Oil-fired central heating system.
Mains drainage.
Local Authority - Rother District Council. Band F.

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



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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