

**RUSH  
WITT &  
WILSON**



**2 St Georges Cottages, Chitcombe Road, Broad Oak, East Sussex, TN31 6EX.  
£345,000 Freehold**

**A charming two bedroom mid-terraced cottage enjoying a semi-rural position of Broad Oak Village with delightful gardens backing onto private woodland and fields. Principal accommodation comprises an 18ft living room with fireplace, 21ft well-lit kitchen breakfast room with French doors to the rear garden, ground floor bathroom suite, two first floor double bedrooms with en-suite facilities to the master. Outside offers a private deck seating area to the rear extending to an area of lawn with host of well stocked planted borders providing a choice of delightful seating areas with pump-fed pond and garden shed enjoying a peaceful woodland backdrop. A low level gate from the garden provides access to parking area to the rear for several vehicles and further detached garage (in need of demolition). The property is located within close proximity to the 647 acre Brede High Woods offering a network of walking routes, Village Primary School, Bakery, convenience store and Broad Oak gastro pub. Hastings and the nearby market towns of Battle & Rye are just a located short drive away offering a range of high street shops and leisure facilities.**



**Front**

Aggregate seating area to front enclosed by part low level brick wall, mature hedgerow and fencing, gate to roadside, external light.

**Entrance porch**

5'5 x 3'2 (1.65m x 0.97m)

Timber glazed front door with sidelight windows, further windows to side, part-glazed UPVC door to living room, ceramic tile flooring.

**Living room**

18'4 x 12' (5.59m x 3.66m)

Carpeted flooring, turned carpeted staircase to first floor accommodation, cupboard below, UPVC window and part-glazed external door to front, two radiators, exposed brick fireplace with oak bressumer housing a coal effect gas stove, ceiling downlights and further wall lighting, power points, phone point and TV point.

**Kitchen / breakfast room**

21'8 x 11' narrowing to 5'3 (6.60m x 3.35m narrowing to 1.60m)

Open access from living room, ceramic tile flooring, skylight window over and further UPVC window and external door to rear elevations, painted exposed brickwork and timber wall panelling, space for table and chairs, radiator, ceiling lights, internal door to ground floor bathroom, heated towel radiator. Kitchen hosts a range of matching base and wall units with shaker style doors beneath stone effect laminated counter tops complete with matching upstands and splashback, inset one and half stainless bowl with drainer and tap, under counter spaces for washing machine, tumble dryer and dishwasher, inset four ring gas burner with extractor canopy and light over, integrated oven and grill, variety of above counter level power points, space for freestanding fridge / freezer.

**Ground floor bathroom**

8'4 x 5'9 (2.54m x 1.75m)

Internal door, ceramic tile flooring, corner spa bath suite with rinser attachment, pedestal wash basin and push flush WC, heated towel rail, mosaic wall tiling, downlights and extractor fan, airing cupboard with slatted shelving housing the hot water tank via painted louvre door.

**Stairs and landing**

Carpeted staircase and landing, UPVC window to rear aspect, internal doors to bedroom 1 and 2, access panel to loft over.

**Bedroom 1**

12'6 x 9'1 (3.81m x 2.77m)

Internal door, carpeted flooring, UPVC window to rear aspect, radiator, light and power points, built in cupboard with hanging rail, internal door to en-suite.

**En-suite shower room**

4'8 x 4'5 (1.42m x 1.35m)

Internal door, ceramic tile flooring, obscure UPVC window to rear aspect, pedestal wash basin, push flush WC, mosaic wall tiling, corner shower enclosure with wall mounted Triton electric shower, heated towel rail ceiling light and extractor fan.

**Bedroom 2**

11'9 x 9'5 (3.58m x 2.87m)

Internal door, carpeted flooring, UPVC window to front aspect, radiator, power point, light.

**Rear gardens**

Decked seating area from the rear elevations enclosed by high level close board fencing, external power point and tap, external glazed door to kitchen / breakfast room, area of lawn with paved path leading to one end flanked by well stocked planted borders, picket fence with low level gate to parking area, driveway and garage, garden hosts a variety of private seating areas with pump-fed pond, aggregate area with garden shed and small woodland garden.

**Parking**

Aggregate parking area to rear accessed via private driveway backing private woodland and onto open fields. (Neighbouring cottages have right of way over driveway to park at rear also), access to garage, low level picket gate to rear gardens and rear elevations.

**Garage**

Single garage with manual up and over door to front - concrete panel construction ( currently showing signs of movement and considered in need demolishing).

**Services**

Mains gas central heating system.

Private drainage system.

Local Authority - Rother District Council. Band C.

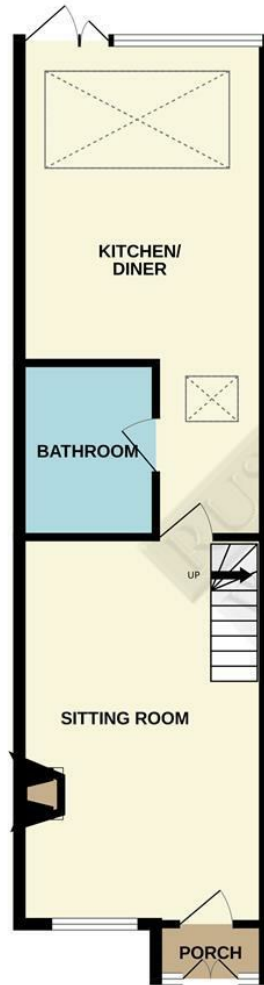
**Agents note**

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  
496 sq. ft. (46.1 sq. m.) approx.

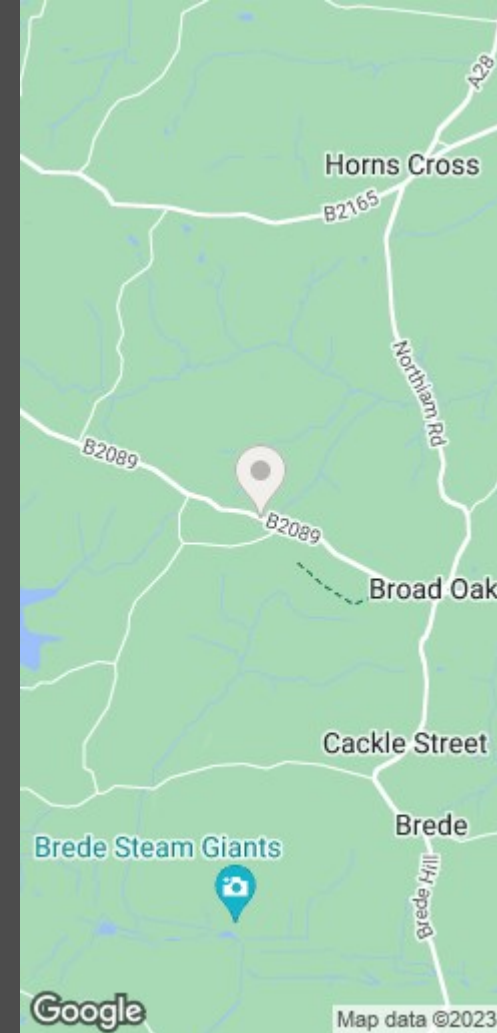


1ST FLOOR  
307 sq. ft. (28.5 sq. m.) approx.



TOTAL FLOOR AREA: 802 sq. ft. (74.5 sq. m.) approx.

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
Very energy efficient - lower running costs (92-100) <b>A</b>	87	Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	68	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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