

**RUSH
WITT &
WILSON**



**21 The Hawthornes, Broad Oak, East Sussex, TN31 6EN.
£575,000 Guide Price.**

A spacious and well presented four bedroom detached family home enjoying an extensive rear gardens to 0.19 acre located within a highly sought after residential area of Broad Oak Village. Internal accommodation currently comprises an entrance porch and WC, 23ft triple aspect main living room with wood burning stove and French doors to the rear garden, 16ft dining room open to a well lit kitchen dining room to the rear. To the first floor enjoys a 16ft master bedroom with modern en-suite bathroom with shower, well appointed main family bathroom suite, two further double bedrooms and optional single or office space. Outside offers a large rear garden enjoying a south-westerly orientation with brick paved terrace and steps to a level area of lawn enclosed by close board fencing, gated access from the front leads to a detached garage with attached 15ft studio providing the ideal work from home space. The property is considered to offer huge scope for further extension / reconfiguration subject to obtaining to relevant planning permissions. The property is located within easy walking 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 just a short drive away with Robertsbridge Mainline station just 7.9 miles away offering a regular service to London Charing Cross. CHAIN FREE



Front

Block pave driveway to front enclosed by low level brick wall and close board fencing, high level double gates to side leading to rear gardens and garage / studio, further gate to eastern elevations, external light, obscure part-glazed front door to entrance porch.

Entrance porch

Ceiling downlights, radiator, built in storage cupboards, internal door to cloakroom.

Cloakroom

Internal door, push flush WC, obscure window to side, ceiling downlights, vanity with basin and wall mounted mirror.

Dining room

16'9 x 15'6 (5.11m x 4.72m)
Carpeted flooring, UPVC window to front with radiator below, open access half height partition and double glazed doors to kitchen / breakfast room to rear, carpeted staircase to first floor, selection of power points, phone point.

Living room

23' x 11'5 (7.01m x 3.48m)
Internal door, carpeted flooring, triple aspect room with UPVC windows to front, side and rear elevations, further French doors to side, inset cat-iron wood burning stove upon a porcelain hearth, power points, TV point, light, internal door to kitchen / breakfast room.

Kitchen / breakfast room

16'8 x 8'8 (5.08m x 2.64m)
Internal doors from dining room, French doors and UPVC window to rear, ceiling downlights, space for American style fridge / freezer, radiator, ceramic tile flooring, kitchen hosts a selection of fitted base and wall units with shaker style doors beneath stone effect laminated worksurfaces, eye level oven and grill, inset stainless bowl with drainer and tap, inset four ring gas hob, tile splashback, under counter space for dishwasher, washing machine and tumble dryer.

Stairs and landing

Carpeted staircase and landing, access panel to loft, light, airing cupboard with slatted shelving.

Bedroom 1

16' x 11'6 (4.88m x 3.51m)
Internal door, carpeted flooring, UPVC window to front with radiator below, light, power points, internal door to en-suite.

En-suite bathroom

11'6 x 6'7 (3.51m x 2.01m)
Internal door, wood effect vinyl flooring, two obscure glazed UPVC windows to rear, back to wall bath suite, wall mounted wash basin, push flush WC, shower enclosure with quartz effect shower panelling and mixer.

Family bathroom

8'1 x 5'7 (2.46m x 1.70m)
Internal door, wood effect vinyl flooring, obscure UPVC window to rear aspect, towel radiator, push flush WC and pedestal wash basin, p-shape shower bath suite with rinser.

Bedroom 3

10'8 x 8'4 (3.25m x 2.54m)
Internal door, carpeted flooring UPVC window to rear with radiator below, light and power points.

Bedroom 2

13'8 x 9'6 (4.17m x 2.90m)
Internal door, carpeted flooring UPVC window to front with radiator below, light and power points.

Bedroom 4

8'4 x 6'9 (2.54m x 2.06m)
Internal door, carpeted flooring UPVC window to front with radiator below, light and power points.

Rear garden

Extensive rear garden enjoying a south-westerly orientation, brick pave terrace from rear with step to a level area of lawn fully enclosed by high level close board feather-edged fencing, access to garage and studio with gates to to each side elevations with access to front, external lighting,

Garage

Manual up and over door to front.

Studio

15' x 11' (4.57m x 3.35m)
Part-glazed UPVC door and window to side, further UPVC window to rear, carpeted flooring.

Services

Mains gas central heating system.
Mains drainage.
Local Authority - Rother District Council. Band E.

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
1023 sq.ft. (95.0 sq.m.) approx.



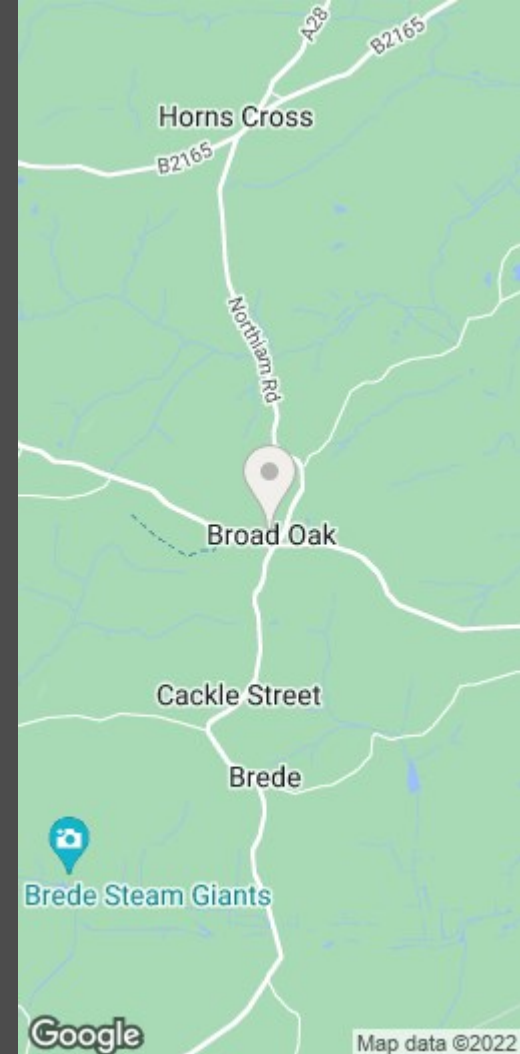
1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1698 sq.ft. (157.8 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	98	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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