

3 St. Georges Cottages, Chitcombe Road, Broad Oak, East Sussex, TN31 6EX.
£325,000 Guide Price Freehold

An exceptionally well presented and deceptively spacious two bedroom mid- terraced cottage occupying a semi-rural position of Broad Oak Village. This delightful home enjoys both an element of character and charm whist combining a stylish and modern day living space over two floors which is presented to the highest of standards. Accommodation comprises a main entrance porch to the front, impressive open plan living room open to study area complete with fitted wood burning stove, fitted cupboards, LED-lit shelving and desk providing the ideal work from home space, stunning ground floor bathroom suite with feature lighting, generous and opening plan fitted kitchen / dining room with bi-folding doors to the rear garden and built in cupboards. To the first floor offers two generous double bedrooms with built in wardrobe and en-suite facilities to the master bedroom. Outside the property offers a privately enclosed and low maintenance rear garden with Sandstone paved seating area and gated access to one end leading to a parking bay for two vehicles and access to a detached single garage. To the front of the premises enjoys a further enclosed courtyard garden. Broad Oak village offers a convenience store, bakery, well regarded doctors surgery and recently renovated gastro pub. Nearby Brede High woods offer network of excellent walking routes. High street shopping is available nearby at both Battle & Rye and the property provides easy access to both the A21 and mainline stations of Robertsbridge & Battle offering a regular service to London Charing Cross.








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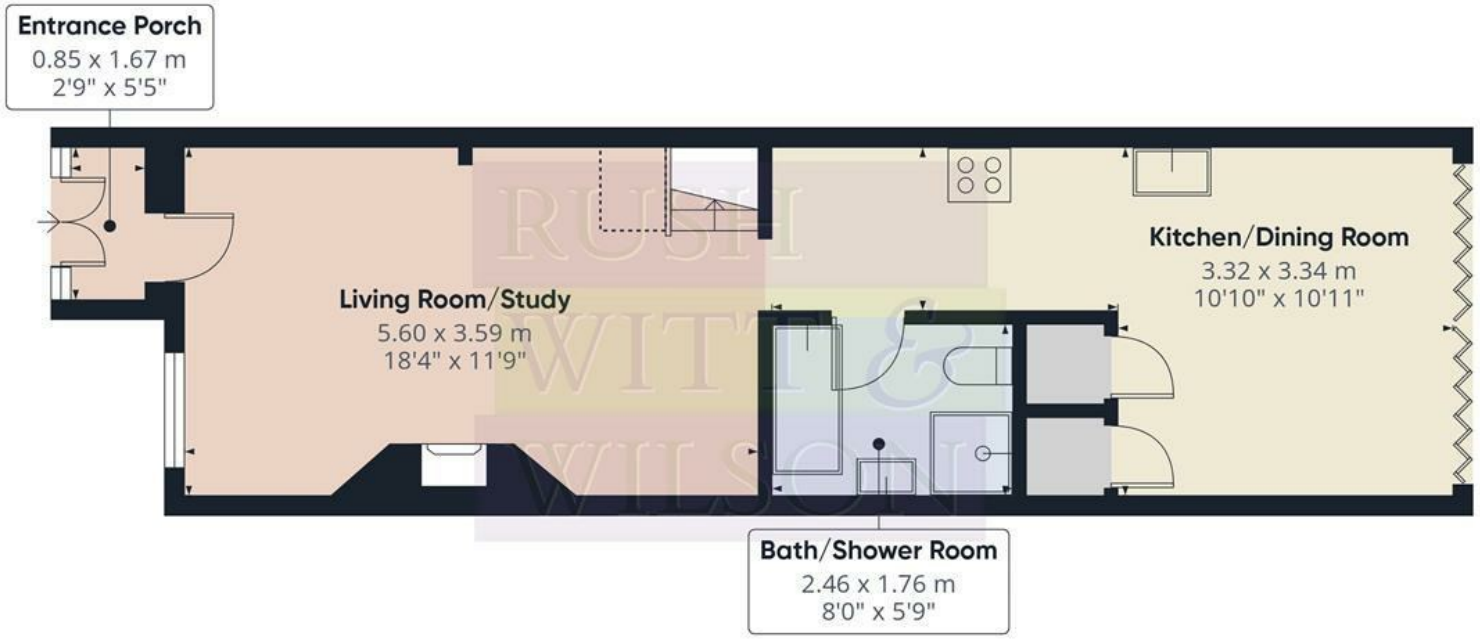

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Floor 0





Floor 1

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Approximate total area(1)

64.4 m²

692 ft²

Reduced headroom

0.5 m²

5 ft²

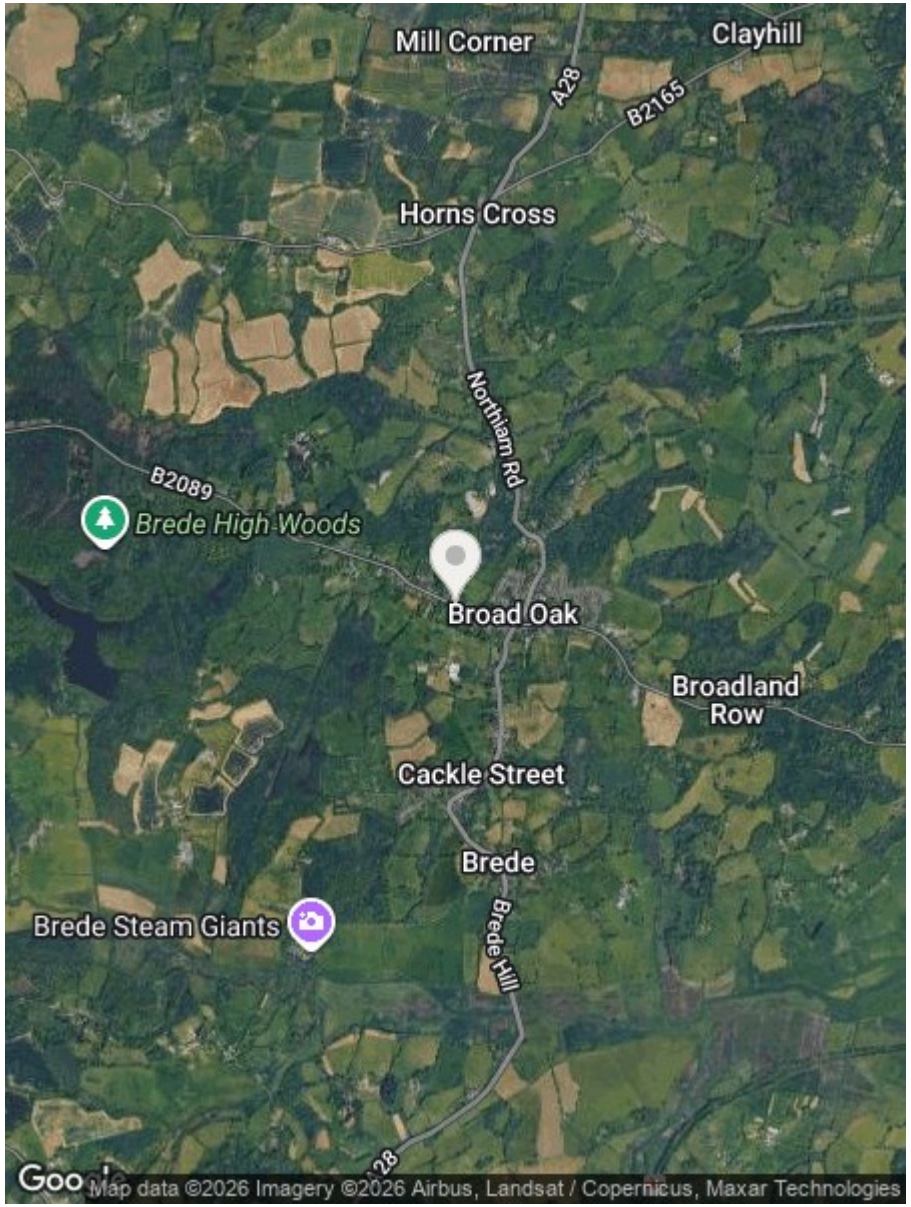
(1) Excluding balconies and terraces

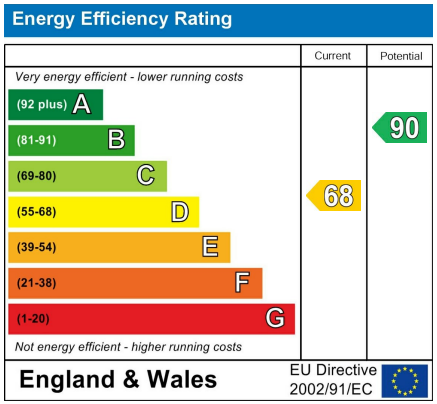
Reduced headroom

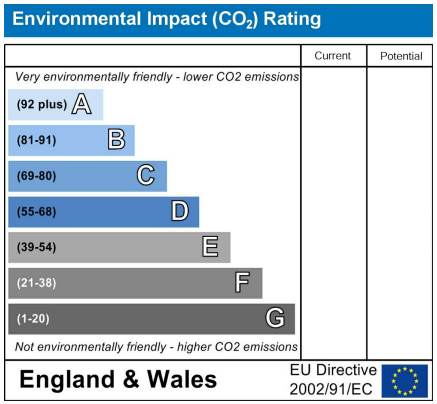
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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