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Broad Oak Lodge Chitcombe Road, Broad Oak, East Sussex TN31 6EU

£550,000

An exciting opportunity has arisen to acquire a partly renovated and extended three bedroom detached chalet style residence enjoying a pleasant semi-rural position of Broad Oak Village.

The existing and unfinished dwelling enjoys a bright and well-lit living space to the ground floor comprising a spacious reception hallway, triple aspect 24ft kitchen / dining living room with bi-folding doors to the rear, two ground floor double bedrooms, one with en-suite shower and further main bathroom suite. To the first floor offers a generous master bedroom with rural outlook to the rear, dressing room and further en-suite bathroom.

Broad Oak Village offers a convenience store, Bakery, well regarded Doctors surgery and recently renovated gastro pub. Further High Street shopping is available nearby at both Battle & Rye. The property provides easy access to both the A21 and mainline stations of Robertsbridge & Battle offering a regular service to London Charing Cross.

Front
Front garden laid to lawn, parking bay for two vehicles, path leading to entrance.

Reception hall
14'7 x 9' max (4.45m x 2.74m max)
Composite front door with obscure viewing pane, sidelight window, grey wood effect LVT flooring, painted cupboard housing the consumer unit, power and phone point, turned carpeted staircase to first floor accommodation with cupboard below.

Bathroom
6'6 x 5'7 (1.98m x 1.70m)
Internal door, tile effect LVT flooring, obscure UPVC window to rear aspect, back to wall push flush WC, wall mounted basin, chrome heated towel rail, panelled bath suite with shower over, ceiling downlights and extractor fan.

Bedroom Two
14'2 x 11'4 (4.32m x 3.45m)
Internal door, UPVC windows to side and rear aspects, under floor heating thermostat, power points, pendant light.

Bedroom Three
10'7 x 8'7 (3.23m x 2.62m)
Internal door, UPVC windows to front and side elevations, underfloor heating thermostat, pendant light, power points, internal door to en-suite.

En-suite shower room
7'9 x 5'2 (2.36m x 1.57m)
Internal door, tile effect LVT flooring, obscure UPVC window to side aspect, chrome heated towel rail, ceiling downlights and extractor fan, back to wall push flush WC, corner shower enclosure with mixer, wall mounted basin with splashback.

Kitchen/Dining/Living Room
24'5 x 16'8 (7.44m x 5.08m)
Double internal doors, wood effect LVT flooring, UPVC windows to front and side elevations, bi-folding doors to rear patio, pendant and recessed ceiling downlights, under floor heating thermostat, utility, kitchen hosts a variety of matching base and wall units with high gloss doors beneath grey stone effect laminated counter tops, inset composite basin with drainer and tap, integrated LAMONA dishwasher, inset four ring induction hob, extractor canopy and light over, under mounted LAMONA oven, integrated 70/30 fridge freezer, cupboard via door with plumbing for washing machine and counter top over for tumble dryer.

Stairs and Landing
Turned staircase with glass balustrade to first floor landing, Velux window to side, radiator, internal door to bedroom.

Bedroom One
14' 8 x 12'7 (4.27m 2.44m x 3.84m)
Internal door, dormer window to rear aspect enjoying a rural vista, radiator, power points, internal door to dressing area and en-suite, light.

Dressing area
Internal door, window to rear, radiator, internal door to en-suite, cupboard housing the pressurised heating system.

En-suite shower bathroom
9'5 x 5'7 (2.87m x 1.70m)
Internal door, tile effect LVT flooring, obscure UPVC window to rear, wall mounted basin with splashback, push flush WC, chrome heated towel rail, p-shape shower bath suite with mixer, ceiling downlights and extractor fan.

Garden

Services
Air source heating.
Private drainage.
Local Authority - Rother District Council.

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
836 sq.ft. (77.7 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.

TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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The Property Ombudsman

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