

**RUSH  
WITT &  
WILSON**



**21 Reedswood Road, Broad Oak, East Sussex, TN31 6DH.  
£425,000 Freehold**

**An immaculately presented two bedroom attached bungalow presented to a very high standard throughout located within a highly desirable residential area of Broad Oak Village. This delightful home enjoys a bright and well balanced living space comprising a well-lit living room with French doors to the rear and fitted multi-fuel stove, beautiful Oak shaker style kitchen / breakfast room, two generous double bedrooms with fitted wardrobes to the master and well appointed main bathroom suite. The property also offers a full gas central heating system, double glazed windows and doors and finished with stripped Pine flooring and Oak doors throughout. Outside enjoys and well tended west-facing rear garden with paved seating area, area of lawn with planted borders and summerhouse. To the front offers off road parking and single garage. Broad Oak Village provides access to a local convenience store, excellent doctors surgery, popular bakery and well regarded gastro pub. Further High Street shopping and leisure facilities are available nearby in both Battle and Rye just a short drive away.**



**Front**

Off road parking for two vehicles to front over hard standing leading to attached single garage, front garden laid to lawn with paved path to entrance, high level gate to side with access to rear garden, decorative plum slate border, external light, composite front door with decorative viewing panes.

**Entrance porch**

4' x 3'7 (1.22m x 1.09m)

Internal Oak door to hallway, ceiling light.

**Hallway**

Stripped Pine flooring, radiator, access panel to loft over, airing cupboard via Oak door housing the hot water cylinder complete with slatted shelving, power point.

**Living room**

15'9 x 13'5 (4.80m x 4.09m)

Internal Oak door, stripped Pine flooring, UPVC glazed French doors to rear with matching sidelight windows, radiator, further UPVC window to front aspect, radiator, serving hatch to kitchen / breakfast room, fireplace housing a cast iron multi-fuel stove over a polished slate hearth, variety of power points, TV and phone point, pendant lighting.

**Kitchen / breakfast room**

13'8 x 11'2 (4.17m x 3.40m)

Internal Oak door, wood effect vinyl flooring, UPVC window and part-glazed external door to rear elevations, ceiling light, space for breakfast table and chairs, radiator, serving hatch to living room, wall mounted Worcester Greenstar boiler, kitchen hosts a variety of matching base and wall units with Oak shaker style doors beneath stone effect laminated counter tops, inset stainless bowl with drainer and taps, tile splashbacks, eye level display cabinets, under counter spaces for both slimline dishwasher and washing machine, variety of above counter level power points, inset four ring NEFF gas hob with stainless steel splashback, extractor canopy and light over, under mounted NEFF oven and grill, recess for freestanding fridge / freezer.

**Bathroom**

7'6 x 7' (2.29m x 2.13m)

Internal Oak door, mosaic tile effect vinyl flooring, obscure glazed UPVC window to side aspect, ceiling light, painted timber wall panelling, radiator, shower bath suite with ceramic wall tiling and Mira Excel mixer, combination vanity unit with WC, inset basin and cupboards below, wall hung LED anti-mist lit mirror.

**Bedroom 1**

13'4 x 10'9 (4.06m x 3.28m )

Internal Oak door, stripped Pine flooring UPVC window to front aspect with radiator below, built in wardrobes with sliding doors and central mirror complete with hanging rail and shelving over, pendant light and power points.

**Bedroom 2**

13'4 x 9'9 (4.06m x 2.97m)

Internal Oak door, stripped Pine flooring, UPVC window to front aspect with radiator below, pendant lighting, range of built in bookcases, power points.

**Garden**

Private west-facing rear garden with paved terrace and path from the rear, high level gate to side providing access to front, level area of lawn enclosed by high level close board fencing, storage area for bins, raised planted shrub borders, summerhouse to one corner, external UPVC door to garage, external light and tap.

**Garage**

16'7 x 8'4 (5.05m x 2.54m)

Manual up and over door to front, external UPVC door to rear, power points and lighting, consumer unit.

**Services**

Mains gas central heating system.

Mains drainage.

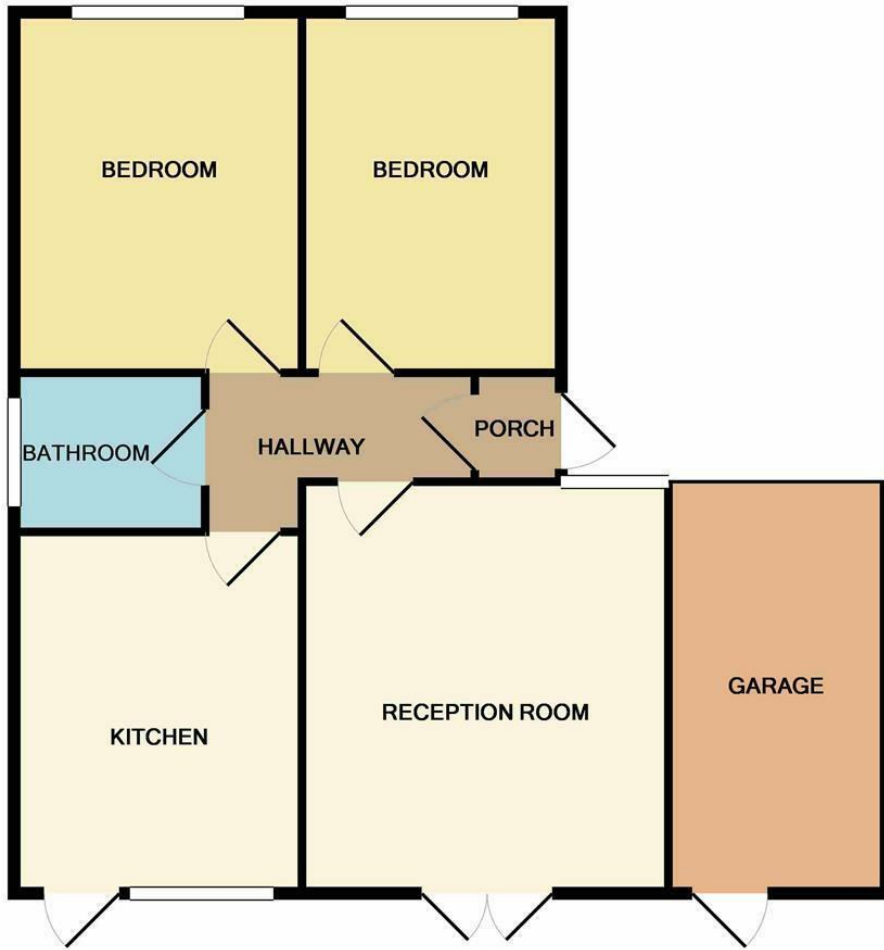
Local Authority - Rother District Council. Band D.

**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.







TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(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
		<b>86</b>	
		<b>66</b>	

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