

**RUSH  
WITT &  
WILSON**



**13 Tillingham View, Broad Oak, East Sussex, TN31 6EL.  
£400,000 OIEO Freehold**

**CHAIN FREE - A spacious four bedroom detached family residence occupying a popular and desirable residential position of Broad Oak Village providing immediate access to the amenities and well regarded Primary School. Having been extended by the present owner this delightful home offers a stunning 23ft main living room with French doors to a decked terrace, further 15ft sitting / dining room, well lit 16ft kitchen / breakfast room with further doors to the gardens, ground floor WC and optional fourth bedroom or home office. To the first floor a bright landing space serves a master bedroom with built in wardrobes, main family bathroom suite and further double and single bedrooms. Outside enjoys an incredibly private rear garden enjoying a south-easterly orientation with aggregate and deck seating areas, area of lawn with workshop and paved seating area to one end. To the front offers off road parking currently for two vehicles. 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, Rye and Hastings just a short drive away.**



**Front**

Driveway over hardstanding to front for two vehicles, high level close board gate to side elevations with access to rear, aggregate area with paved path to entrance, further high level gate to eastern elevations with access to rear, external light, hardwood front door with viewing pane.

**Entrance hallway**

Ceramic tile flooring, ceiling light, built in cupboards via painted doors complete with shelving housing the consumer unit, power and phone points, straight run carpeted staircase with timber handrail to first floor level, wall lighting.

**Cloakroom**

5'4 x 3'7 (1.63m x 1.09m)

Internal door, ceramic tile flooring, obscure UPVC window to front elevations, wall mounted hand basin with splashback, push flush WC, radiator and light.

**Living room**

23'1 x 11'5 (7.04m x 3.48m)

Internal door, oak effect laminate flooring, UPVC French doors to rear deck terrace and garden, two ceiling raised skylights, two radiators, LED ceiling downlights with dimmer controls, power and TV points, internal door to optional fourth bedroom / office.

**Bedroom 4 / Office**

11'5 x 9' (3.48m x 2.74m )

Internal door, wood effect laminate flooring, UPVC window to front aspect with radiator below, LED ceiling downlights, power and phone point.

**Stairs and landing**

Straight run carpeted staircase with timber handrail to a carpeted landing, UPVC window to side aspect, access panel to loft over, airing cupboard with slatted shelving housing the Ideal classic gas boiler, power point.

**Dining room**

15'4 x 13'3 (4.67m x 4.04m)

Internal door, Oak effect laminate flooring, UPVC window to front aspect with radiator below, space for dining table and chairs, open access to kitchen / breakfast room, under stair storage cupboard via painted door, selection of power points, tv point.

**Kitchen / breakfast room**

16'5 x 8'7 (5.00m x 2.62m)

Open access from dining room, Oak laminate flooring, UPVC window and French doors to rear aspect, ceiling lights, radiator, space for tower fridge and freezer, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated counter tops, inset one and half stainless bowl with

drainer and tap, tile splashbacks and variety of power points, eye level display cabinets, fitted electric oven with four ring hob, extractor canopy and light over, under counter space for washing machine and slimline dishwasher, further base unit incorporating breakfast bar, radiator below, space for further appliance below.

**Family bathroom**

7'9 x 5'9 (2.36m x 1.75m)

Internal door, wood effect vinyl flooring, obscure UPVC window to rear aspect, push flush WC, pedestal wash basin, chrome heated towel rail, panelled bath suite with electric shower over.

**Bedroom 2**

9'4 x 8'3 (2.84m x 2.51m)

Internal door, wood effect laminate flooring UPVC window to rear aspect with radiator below, ceiling light, power point.

**Bedroom 1**

12' x 9'8 (3.66m x 2.95m)

Internal door, wood effect laminate flooring UPVC window to front aspect, radiator with decorative cover, ceiling light, power point, built in wardrobes with hanging rails and shelving over.

**Bedroom 3**

8'3 x 6'5 (2.51m x 1.96m)

Internal door, wood effect laminate flooring UPVC window to front aspect, radiator with decorative cover, ceiling light, power point.

**Rear gardens**

Privately enclosed rear garden enjoying a south-easterly orientation, part deck and aggregate seating areas from the rear elevations with access to each side with close board gates to front, external light, power and tap, trellising with climbing Clematis, specimen Camelia, area of lawn enclosed by established conifer boundaries with shed / workshop to one corner and paved seating to one end.

**Services**

Full gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

**Agents note**

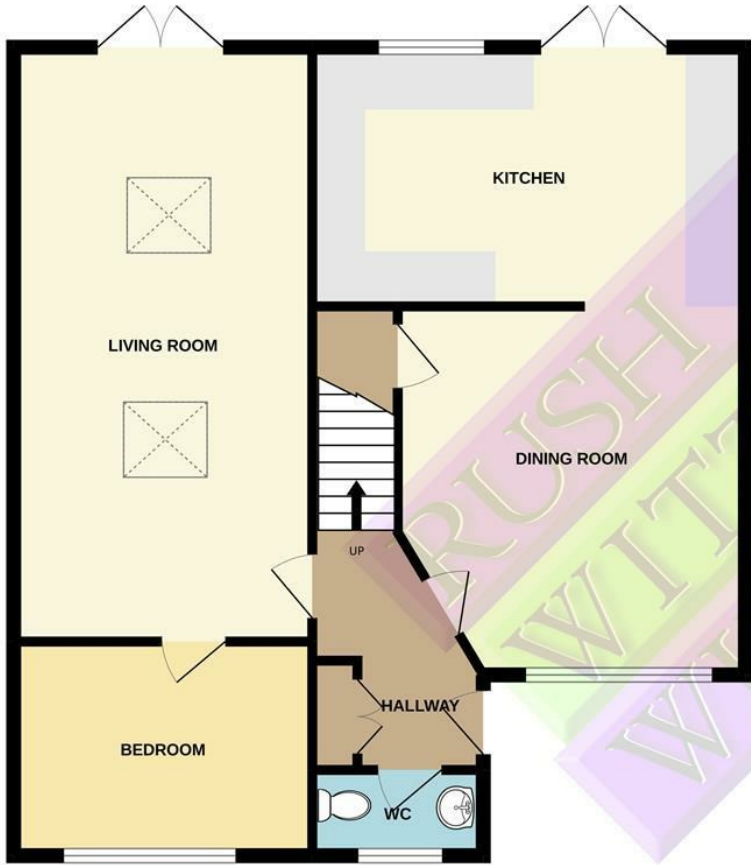
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



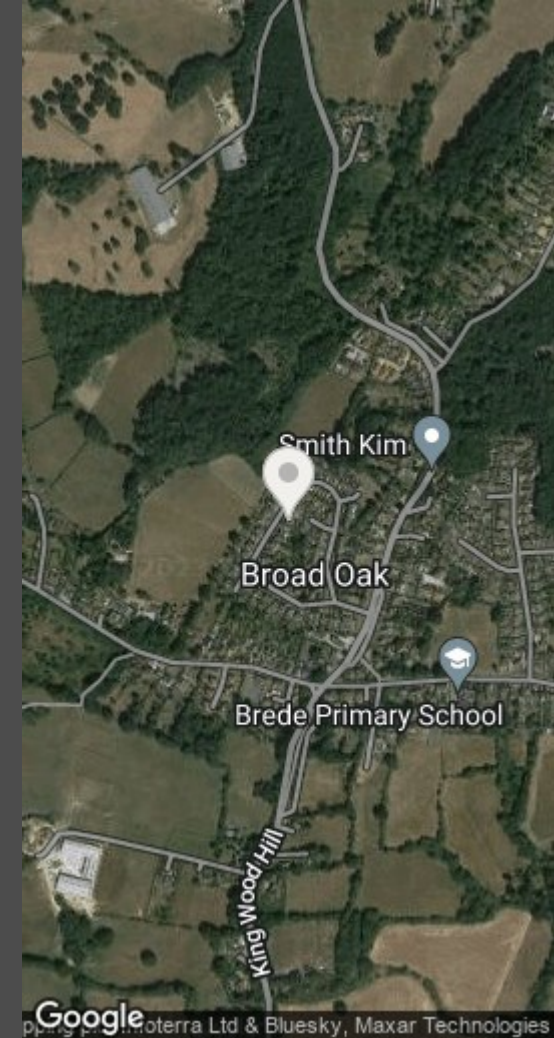


GROUND FLOOR

1ST FLOOR



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	
Very energy efficient - lower running costs		82	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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