

**RUSH
WITT &
WILSON**



**Harrow View, Chitcombe Road, Broad Oak, East Sussex, TN31 6EU.
£460,000 OIEO. Freehold.**

A spacious two bedroom detached 1930's bungalow located within the highly desirable Village of Broad Oak set within established and well stocked gardens to 0.25 acre. Accommodation comprises a well-lit entrance porch, living room with attractive bay window and fireplace housing a wood burning stove, two generous double bedrooms, kitchen breakfast room, WC, main bathroom suite and central dining room with adjoining conservatory. Outside enjoys a large front garden, predominantly laid to lawn hosting a variety of well stocked planted, gated driveway providing ample off road parking and detached garage / workshop. To the rear offers a choice of private seating areas enclosed by established flowering shrub flower beds, kitchen garden with greenhouse and further area of lawn with seating area and garden shed. 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 located short drive away offering a range high street shopping and leisure facilities.



Front

Timber five bar gated entrance leading to an extensive driveway to front and side elevations, further pedestrian gate with path leading through an established and well stocked garden predominantly laid to lawn hosting a variety of specimen trees and well stocked borders, topiary Buxus island border, garden fully enclosed by part low level panelled fencing and mature hedgerow, driveway extends to turning bay, paved terrace and entrance, covered driveway leading to side elevations and detached timber garage / workshop via double doors, high level gate to side elevations with access to rear.

Entrance porch

13'7 x 4'2 (4.14m x 1.27m)
Part-glazed UPVC front door to leading to porch, UPVC windows to front and side elevations, internal windows to bedroom 1 and living room, ceiling downlights, obscure glazed aluminium door to hall.

Hallway

Part ceramic tile and carpeted flooring, consumer unit, ceiling light, radiator, power points, phone point, thermostat.

Living room

12' x 11'8 (3.66m x 3.56m)
Internal door, stripped Pine flooring, UPVC window to front aspect, radiator, light, feature fireplace with painted surround housing a cast iron wood burning stove over a slate hearth, picture and chair rail, wall lighting, power points, TV point.

Bedroom 1

12'1 x 11'8 (3.68m x 3.56m)
Internal door, stripped Pine flooring, UPVC bay window to front aspect, light, built in wardrobes, power points.

Bathroom

5'8 x 5'4 (1.73m x 1.63m)
Internal door, wood effect vinyl flooring, obscure UPVC window to side, ceramic wall tiling, light, push flush WC, chrome heated towel radiator, vanity unit, panelled shower bath suite with mixer.

Bedroom 2

13'4 x 10' (4.06m x 3.05m)
Internal door, wood effect laminate flooring, UPVC window to rear aspect, radiator, light, power point, TV point.

Dining room

13'4 x 8'5 (4.06m x 2.57m)
Internal door, wood effect laminate flooring, radiator, light, power points, phone and TV point, internal French doors to conservatory to rear.

Conservatory

11'9 x 9'4 (3.58m x 2.84m)
French doors from dining room, ceramic tile flooring, UPVC windows to each side and rear aspects, French doors to side terrace, pitched roof with light.

Kitchen / breakfast room

13'2 x 12' narrowing to 9'5 (4.01m x 3.66m narrowing to 2.87m)
Internal glazed door, wood effect laminate flooring, UPVC window to side aspect, space for table and chairs, radiator, ceiling downlights, larder cupboard with plumbing for washing machine, kitchen hosts a range of fitted base and wall units with shaker style doors beneath stone effect laminated counter tops complete with inset stainless bowl with drainer and tap, internal door to lobby and WC, variety of above counter level power points, integrated BEKO oven with four ring gas burner, stainless steel extractor canopy and light over, space for freestanding fridge / freezer,

wall mounted gas boiler, under counter space for dishwasher.

Rear porch

Wood effect laminate flooring, internal door to WC, external door to rear elevations, access panel to loft.

WC

Internal door, wood effect laminate flooring, push flush WC, obscure UPVC window to rear, downlights.

Garden

Part cobbled and paved terrace to rear with path and low level gate to front elevations, paved seating area enclose by high level close board and trellised fencing, barbecue area and brick edged borders with topiary Buxus, variety of well stocked rose and shrub borders, external lighting, further paved seating area led from the conservatory, side door to garage / workshop, paved path with specimen rhododendrons, archway with gate to second section of garden open to an area of lawn with well stocked borders complete with greenhouse and shed.

Garage / workshop

19'2 x 9'6 (5.84m x 2.90m)
Double timber doors to front, door to side, power points, lighting.

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.





GROUND 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
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Not energy efficient - higher running costs		Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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