

**RUSH
WITT &
WILSON**



**5 The Hawthornes, Broad Oak, East Sussex, TN31 6EN.
£415,000 Freehold**

A spacious and well presented three bedroom link-detached family home located within the highly desirable village of Broad Oak. Offered chain free, this delightful home provides a bright and well-balanced living space comprising a reception hall with built in storage, ground floor WC, generous main living room, kitchen/breakfast room, separate dining room with doors to the rear garden and spacious utility room. To the first floor the property offers a good sized master bedroom with full length fitted wardrobes, further double and single bedrooms together with a well appointed family bathroom suite. Externally the property enjoys a private and well tended rear garden hosting a variety of established flowering shrub borders. Steps extend from paved seating area to the main body of lawn with further kitchen garden to one end complete with shed and greenhouse. To the front provides off road parking and attached single garage. The property offers immediate access to a choice of excellent walking routes, two pubs serving food, village bakery, convenience store, well regarded local Primary School and Nursery. Further high street shopping are available at both Battle and Rye just 7 miles away each also offering a choice of mainline stations with services to London.



Front Door

Part glazed upvc front door opening into:

Entrance Hallway

Radiator, built -in cupboard complete with shelving, staircase extending to the first floor.

Cloakroom/WC

Obscure upvc window to side, ceiling light, low level radiator, push flush wc, wall mounted wash hand basin.

Sitting Room

15'7 x 13'6 (4.75m x 4.11m)

Upvc window to the front, radiator, chair rail, coal effect gas fire with stone and timber surround, understairs storage cupboard via a door with light and power, internal part glazed door to:

Kitchen/Breakfast Room

16'8 x 8'7 (5.08m x 2.62m)

Upvc window to the rear elevation, ceramic tiled flooring, doors to utility and dining room, radiator, matching base and walls units with wood effect laminated doors and stainless steel door furniture, stainless steel one and a half bowl with drainer with rinser tap, ceramic tiled splashbacks, AEG induction hob with extractor canopy and light above, under mounted AEG oven and grill, space for undercounter fridge, space for a free standing fridge/freezer, wall unit housing the Worcester gas boiler. Internal door to:

Dining Room

10'8 x 10'8 (3.25m x 3.25m)

Sliding upvc doors onto the rear terrace, radiator.

Spacious Utility Room

16'9 x 6'4 extending to 7'8 (5.11m x 1.93m extending to 2.34m)

Ceramic tiled flooring, part glazed upvc door and window to the rear aspect, double radiator, internal door to the garage, full height fitted cupboards, base unit with laminated countertop, inset one and a half composite bowl with drainer and tap, internal door to garage.

First Floor

Landing

Upvc window to the side, access panel to loft, airing cupboard with slatted shelving housing a hot water tank and boiler controls.

Bathroom

8'1 x 5'7 (2.46m x 1.70m)

Obscure upvc window to rear, floor to ceiling wall tiling, stone effect vinyl flooring, panelled bath suite, vanity unit with inset basin and cupboards below, heated towel radiator, push flush wc, wall cupboard with mirrored doors, shower enclosure with spring doors complete with Aqualisa digital shower.

Bedroom Two

10'7 x 8'3 (3.23m x 2.51m)

Upvc window to the rear, radiator, built-in wardrobes complete with hanging rails and drawers below, vanity area.

Bedroom Three

8'4 x 6'8 (2.54m x 2.03m)

Upvc window to the front aspect with partial rural aspect, radiator.

Master Bedroom

11'8 x 9'7 (3.56m x 2.92m)

Upvc window to front, radiator, partial rural aspect, full length built-in wardrobes with hanging rails and drawers below.

Outside

Front of Property

Off road parking to front over concrete hardstanding, driveway extends to a single garage, area of lawn to front with path and high level gate to side, external lighting.

Single Garage

17'7 x 8'7 (5.36m x 2.62m)

Electrically operated sectional door to the front, lighting, consumer unit, power points.

Rear Garden

South east facing rear garden, full width block paved terrace, path to side with high level fence incorporating gate to the front elevations with the garden hosting a variety of established flowering shrubs, from the terrace there is paved steps leading onto an area of lawn enclosed by high level hedgerow, hosting a variety of mature flowering shrub borders with a garden shed, greenhouse and seating area to one end.

Agents Note

Council Tax Band - D

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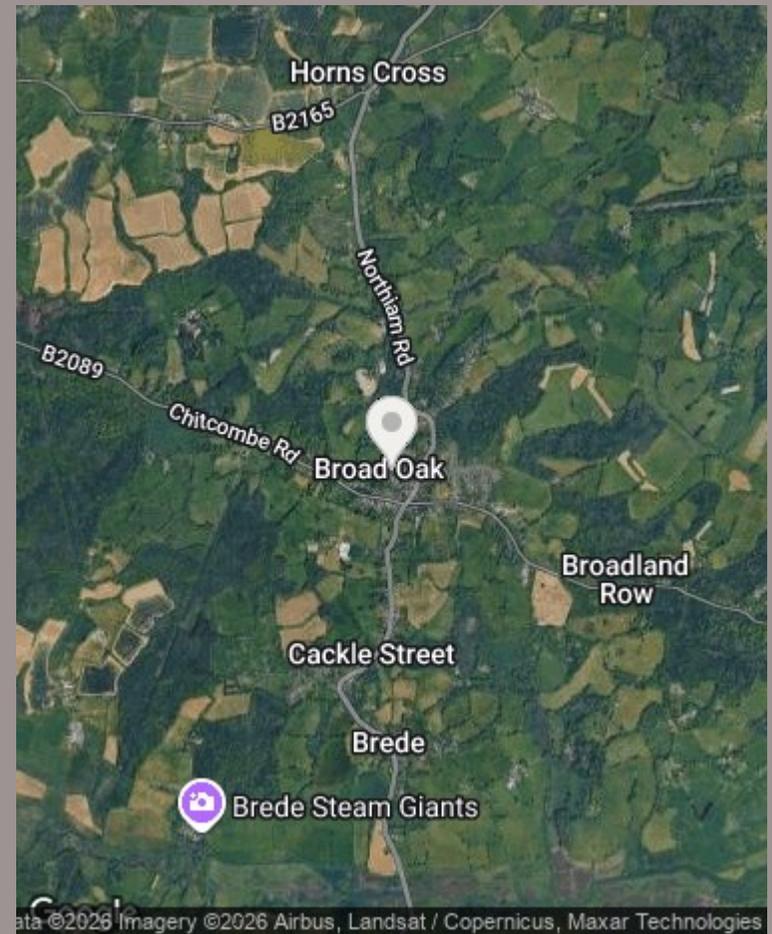
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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