

**RUSH  
WITT &  
WILSON**



**34 Broad Oak Lane, Bexhill-On-Sea, East Sussex TN39 4HJ  
£680,000 Freehold**

**A very special five bedroom detached chalet house with accommodation comprising a stunning kitchen/breakfast room with island, utility room, living room with French doors, three ground floor bedrooms with two bathrooms, two first floor bedrooms with two bathrooms. Other benefits include gas central heating system, double glazed windows and doors, detached double garage, extensive private gardens and is situated in the beautiful Broad Oak Park area of Bexhill. There is NO ONWARD CHAIN and viewing comes highly recommended by Rush Witt & Wilson, sole agents.**



## Covered Entrance Porchway

Outside lighting.

## Entrance Hall

Entrance door with obscured glass window to the front elevation, double radiator, understairs storage cupboard.

## Living Room

23'9 x 12' (7.24m x 3.66m)

Windows to the front elevation, French doors and windows to the side, two double radiators, wood flooring.

## Kitchen/Breakfast Room

22'4 x 12'1 (6.81m x 3.68m)

Window to the rear elevation, windows and French doors lead out to the side, wood flooring, stunning modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer composite sink unit with mixer tap, Range Master110 cooker with gas hob, ovens and grills, extractor canopy and light, glass splashback, two double radiators, undercounter lighting, integrated wine cooler, space for American style fridge/freezer, centre island with drawers and seating area.

## Utility Room

Door to rear, double radiator, solid wood block worktops with butler sink, wall unit, wall mounted gas central heating and domestic hot water boiler, plumbing for washing machine, space for tumble dryer, built in linen cupboard.

## Bedroom One

16' x 12'7 (4.88m x 3.84m)

Window to the front elevation, double radiator.

## Bedroom Two

15' x 12'4 (4.57m x 3.76m)

Windows to the front and side elevations, double radiator.

## Bedroom Three

12'7 x 8'10 (3.84m x 2.69m)

Two windows to the rear elevation, double radiator, fitted wardrobe cupboard.

## En-Suite

Modern en-suite comprising wc with low level flush, wall mounted wash hand basin, shower cubicle with chrome controls and chrome showerhead, bi-folding door, heated chrome towel rail, obscure glass window to the rear elevation, partly tiled walls, electric shaver point.

## Bathroom

Suite comprising panelled bath with shower screen, chrome

controls and chrome hand/shower attachment with fixing, wc with low level flush, pedestal wash hand basin, partly tiled walls, chrome heated towel rail, obscure glass window to the rear elevation.

## First Floor

### Landing

Velux windows to the side and rear elevations, double radiator, access to eaves storage cupboards.

### Bedroom Four

19'2 x 15'9 (5.84m x 4.80m)

Velux window to the rear elevation, window to the front, double radiator, built in wardrobe cupboards.

### En-Suite

Luxury suite comprising roll top bath with ornate hand/shower attachment, wc with low level flush, pedestal wash hand basin, chrome heated towel rail, obscured glass window to the side elevation, tiled walls, double radiator, walk in double width shower with chrome controls and chrome showerhead, mosaic tiles.

### Bedroom Five

13' x 8'7 (3.96m x 2.62m)

Window to the front elevation, double radiator, built in wardrobe cupboard with sliding doors.

### En-Suite

Comprising wc with low level flush, pedestal wash hand basin, half height wall tiling, tiled floor, double radiator, walk in shower cubicle with chrome controls and chrome showerhead.

## Outside

### Front Garden

Beautifully arranged, extensive in size, mainly laid to lawn, with a whole host of plants, shrubs and trees of various kinds, the garden is enclosed with established hedging to all sides, offering privacy and seclusion, outside water tap, wrought iron gate leads to brick pathway leading to the front entrance.

### Side Garden

Westerly facing side garden with beautiful patio area for alfresco dining, well stocked raised flowerbeds with plants of shrubs of various kinds, timber framed shed.

### Rear Garden

Mainly pebble laid for low maintenance, enclosed with fencing.

## Double Garage

27'9 x 18'1 (8.46m x 5.51m)

Large over sized double garage to the side, two electrically operated up and over doors, power and light, inspection pit, windows to the front and side elevations, personal doors to the side.

## Agents Note

Council Tax Band - E

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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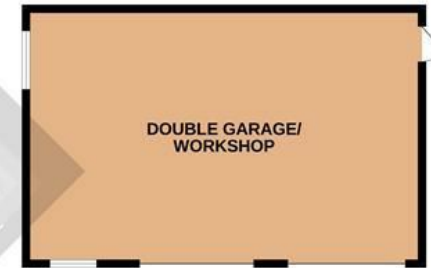
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GROUND FLOOR  
1287 sq.ft. (119.6 sq.m.) approx.



DETACHED DOUBLE GARAGE  
509 sq.ft. (47.3 sq.m.) approx.



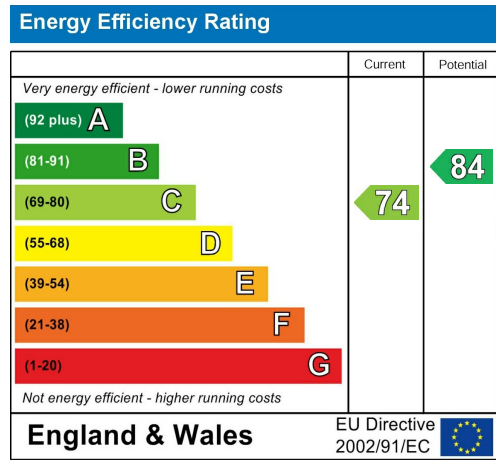
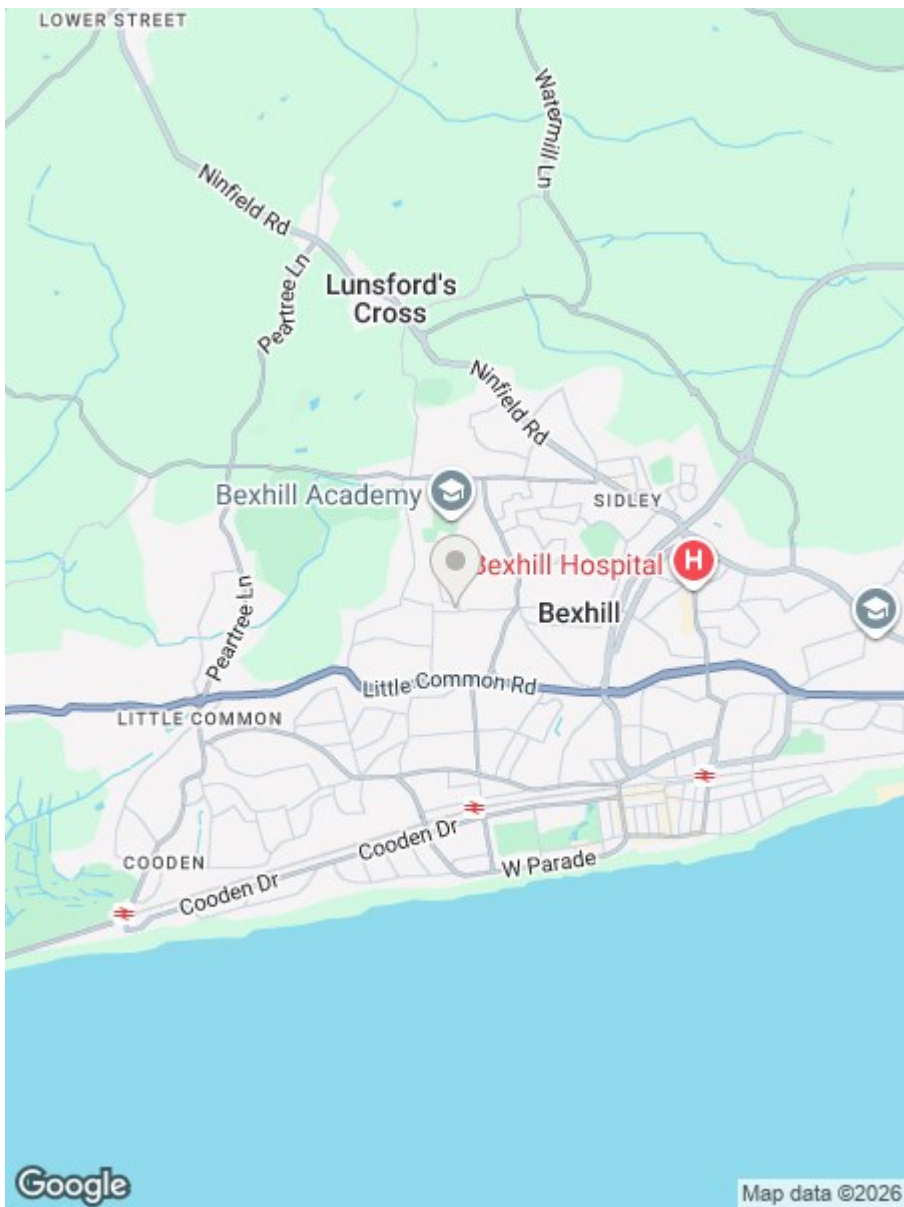
1ST FLOOR  
940 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 2737 sq.ft. (254.2 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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