



BRACKEN WAY

BROAD OAK, HEATHFIELD - £490,000



WOOD &  
PILCHER

Sales, Lettings, Land & New Homes



# 2 Bracken Way

Broad Oak, Heathfield TN21 8TN

**Porch - Entrance Hall - Cloakroom - Dual Aspect Sitting Room - Double Glazed Conservatory - Dining Room - Modern Kitchen - Utility Room - Landing - Four Bedrooms - Family Bathroom Plus En-suite Shower Room - Garage (Originally Double But Now 1.5 & Incorporating The Utility Room) - Landscaped Tiered Rear Garden - Countryside Views From The First Floor Across The Rooftops**

An extremely well presented four bedroom link-detached family home situated in the popular village of Broad Oak just a few minutes drive from the market town of Heathfield. The accommodation features solar panels, a modern kitchen and utility room, dual aspect sitting room opening into a conservatory, spacious dining room opening into the kitchen, family bathroom plus en-suite to the master bedroom. The garden to the rear is tiered and has been landscaped to provide a number of flower and shrub borders, lawn areas and patios. The garage features an electric roller door, power and light plus a driveway to the front. Originally built as a double garage but now incorporates the utility room.

#### **ENCLOSED PORCH:**

Double glazed windows, tiled floor.

#### **ENTRANCE HALL:**

Engineered oak flooring, radiator, under stairs storage cupboard.

#### **CLOAKROOM:**

Double glazed window, WC, wash basin with tiled splash back.

#### **SITTING ROOM:**

Dual aspect with double glazed windows to front, engineered oak flooring, coved ceiling, radiator, double glazed bi-fold doors opening into:

#### **CONSERVATORY:**

Double glazed windows and doors leading to the garden, engineered oak flooring, inset spotlight.





**DINING ROOM:**

Double glazed windows and double glazed French doors opening onto the garden, engineered oak flooring, coved ceiling. Steps leading to:

**KITCHEN:**

Range of gloss white fronted matching wall and base cupboards, slate-effect worktop with inset sink, inset electric induction hob, built-in double oven, integrated dishwasher, space for upright fridge-freezer, double glazed door to covered walkway between the house and garage.

**UTILITY ROOM:**

Range of matching wall and base cupboards, wood-effect work top with inset double drainer stainless steel sink, space for washing machine and tumble drier.

**STAIRS:**

Leading to the:

**FIRST FLOOR LANDING:**

Access to boarded loft with power and light.

**BEDROOM ONE:**

A bright and spacious dual aspect room enjoying far reaching views of the Sussex countryside across the roof tops and views to the rear across the garden. Radiator, built-in wardrobes.

**EN-SUITE SHOWER ROOM:**

Shower cubicle with thermostatic shower, WC, pedestal wash basin, double glazed window, heated chrome towel rail, tiled walls.

**BEDROOM TWO:**

Double glazed window overlooking the rear garden, radiator.

**BEDROOM THREE:**

Double glazed window, far reaching views across the roof tops, radiator.

**BEDROOM FOUR:**

Double glazed window with far reaching views across the rooftops, radiator, engineered oak flooring.

**FAMILY BATHROOM:**

White suite comprising panel enclosed bath with the thermostatic shower over and fitted glass shower screen, WC, pedestal wash basin, part-tiled walls, radiator, double glazed window.

**OUTSIDE:**

The rear garden is tiered and landscaped to provide a paved patio and lawned area with various tiered flower and shrub beds and further top tier of lawn with a further patio area and a variety of fruit trees. There is a useful timber potting shed with power and light and a gardeners store cupboard.





#### GARAGE:

One and a half size (originally a double but the utility room now occupies part of the garage) with electric roller door, power and light.

#### SITUATION:

The village of Broad Oak enjoys local shops and amenities to include a Village Hall, Church and general store and post office. The market town of Heathfield is only approximately 2 miles distant giving an excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes' drive respectively.)

#### VIEWING:

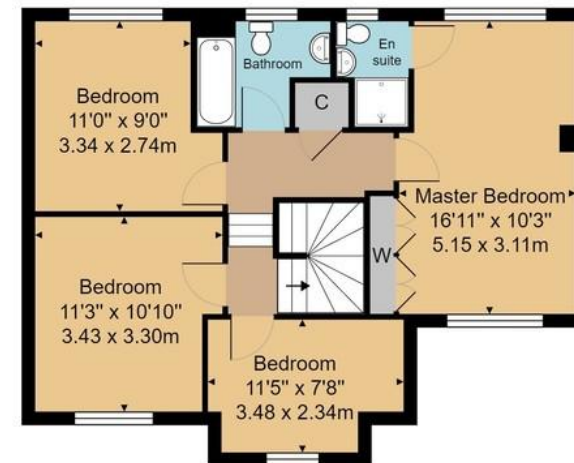
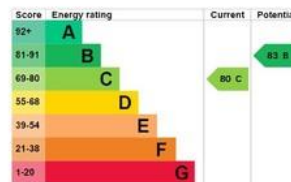
By appointment with Wood & Pilcher 01435 862211

#### TENURE:

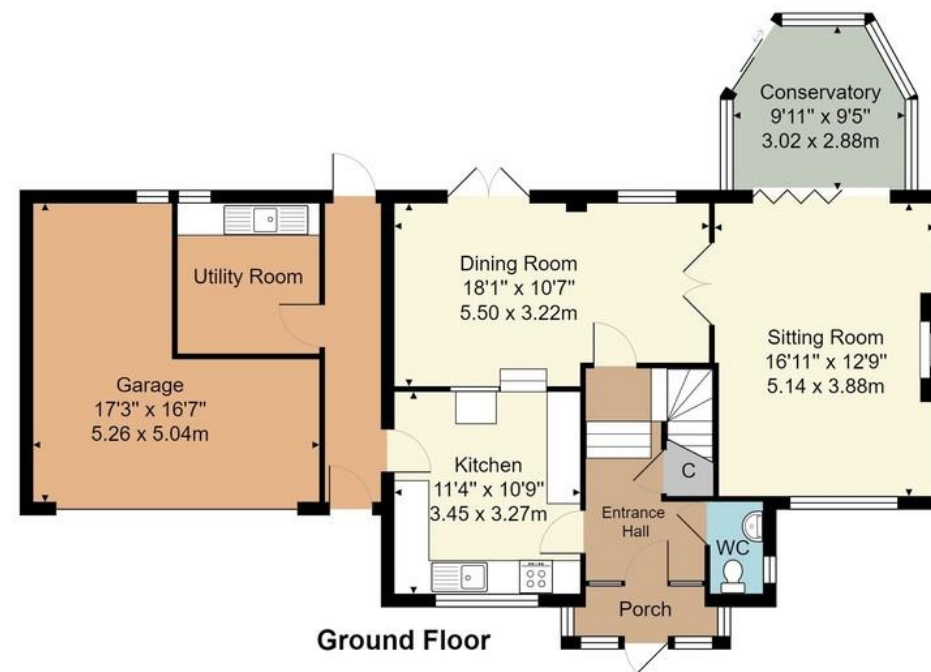
Freehold

#### COUNCIL TAX BAND:

E



First Floor



Ground Floor

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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House Approx. Gross Internal Area 1427 sq. ft / 132.6 sq. m  
Approx. Gross Internal Area (Incl. Garage/Utility) 1787 sq. ft / 166.0 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.