



WOOD & PILCHER
FOR SALE
01435 862211
woodandpilcher.co.uk

BRACKEN WAY
BROAD OAK, HEATHFIELD - £415,000



5 Bracken Way

Broad Oak, Heathfield, TN21 8TN

**Entrance Hall - Cloakroom - Large L-Shaped Lounge/Diner -
Kitchen - First Floor Landing - Three Bedrooms - Family
Bathroom - Tiered Garden To The Rear - Single Garage With
Electric Roller Door & Own Driveway**

A spacious three bedroom detached family home with planning permission to create an additional bedroom and two ensuite bathrooms (Planning ref: WD/2024/2231/F). The accommodation features a large L-shaped lounge/diner with wood burning stove, downstairs cloakroom, good size bedrooms and a tiered garden to the rear with garage and own driveway to the front. The property enjoys far-reaching countryside views from the bedroom and benefits from NO ONWARD CHAIN.

ENTRANCE HALL:

uPVC double glazed front door with leaded light oval window. understairs storage cupboard. Wooden flooring. Door to garage. Radiator.

CLOAKROOM:

Double glazed window. Wash basin with cupboard under and tiled splashback. WC. Part panelled wall. Tiled floor. Radiator.

L-SHAPED LOUNGE/DINER:

Dual aspect with double glazed windows to the front and rear. Sitting Area: double glazed windows. Coved ceiling. Wood burning stove. Radiator.
Dining Area: Double glazed windows. Double glazed French doors leading to the garden. Coved ceiling.



KITCHEN:

Double glazed window and double glazed door leading to the garden. Range of cream fronted matching wall and base cupboards. Wood block worktop with space for range-style cooker, washing machine and dishwasher. Inset twin butler sink. Built-in wine cooler. Chrome heated towel rail. Inset spotlights. Tiled floor.

Stairs leading to:

FIRST FLOOR LANDING:

Double glazed window. Access to the loft. Built-in airing cupboard housing the hot water cylinder with slatted shelves above.

BEDROOM ONE:

Double glazed windows with far-reaching countryside views. Radiator.

BEDROOM TWO:

Double glazed windows overlooking the rear garden. Radiator.

BEDROOM THREE:

Dual aspect with double glazed windows overlooking the rear garden. Radiator.

FAMILY BATHROOM:

Double glazed window. White suite comprising tile enclosed bath with thermostatic shower over and glass shower screen. Tiled floor. Part panelled wall. Pedestal wash basin with tiled splashback. Inset spotlights.

OUTSIDE:

REAR GARDEN with paved patio area with outside tap. Steps up to lawned area and further tiered levels with shrub borders. Gated side entrance. The driveway to the front leads to the SINGLE GARAGE with electric roller door power and light and personal door to the hallway.



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

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

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 contained. 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



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

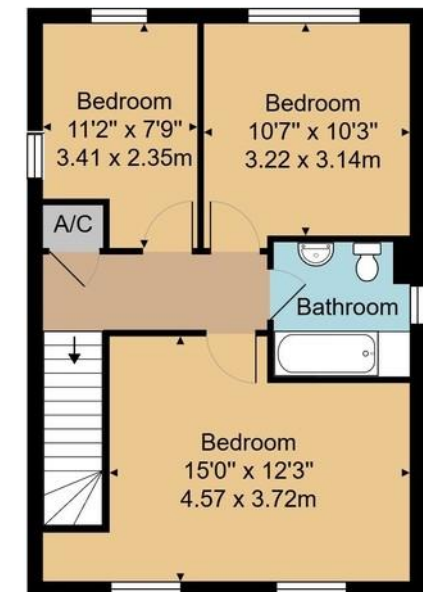
Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 1139 sq. ft / 105.8 sq. m
Approx. Gross Internal Area (Incl. Garage) 1310 sq. ft / 121.7 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.