



GREENWAYS, SCOTSFORD ROAD  
BROAD OAK, HEATHFIELD - £465,000



# Greenways

Scotsford Road, Broad Oak,  
Heathfield, TN21 8UD

**Entrance Hall - Dual Aspect Sitting Room - Kitchen - Three  
Bedrooms - Bathroom - Large Garage - Driveway –  
Front & Rear Gardens - NO ONWARD CHAIN**

A spacious three bedroom detached bungalow offered with the benefit of NO ONWARD CHAIN and being situated in this favoured village location a way from the main road and within walking distance of the local convenience store in Broad Oak. The property offers a front garden and driveway giving access to a large garage as well as a dual aspect sitting room with wonderful views to the north, kitchen, three bedrooms and a bathroom. The property is in need of some general updating allowing potential purchasers to create a home to their own taste and style.

Obscure glazed panelled front door with side screen into:

## **ENTRANCE HALL:**

Access to loft space providing potential subject to any necessary planning and building consents. Wall light point. Radiator. Door to large walk-in shelved cupboard. Range of doors to:

## **SITTING ROOM:**

Dual aspect room with large picture window to rear garden and further high level window benefitting from stunning views to the north across the High Weald. A fireplace is presently fitted with an electric fire with tiled inset mantle and hearth. Radiators.

## **KITCHEN:**

A dual aspect room with double glazed windows to side and rear and obscure glazed panelled door giving access to the side of the property. Fitted with a sink with twin drainer and matching cupboard and drawer units below and further useful storage cupboards. Localised tiling. Useful shelved larder cupboard. Radiator.



**BEDROOM ONE:**

Double glazed window to front with outlook to garden. Radiator.

**BEDROOM TWO:**

Double glazed window to front with outlook to garden. Radiator.

**BEDROOM THREE:**

Double glazed window to side. Radiator.

**BATHROOM:**

Obscure double glazed window to side. Fitted with a suite comprising WC, pedestal wash basin, panelled bath with mixer tap and shower attachment over. Localised tiling. Radiator.

**OUTSIDE:**

To the front of the property is a driveway providing off-road parking for two vehicles with an area of lawn and brick set pathway leading up several steps to the front door. Access to GARAGE. Up-and-over door, power, light, wall mounted gas-fired central heating boiler, water tap, wall mounted electric fuse box and meter and useful storage and worktop. Gated access either side of the property leads to an enclosed REAR GARDEN backing onto a field with paved pathway and area of lawn.

**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

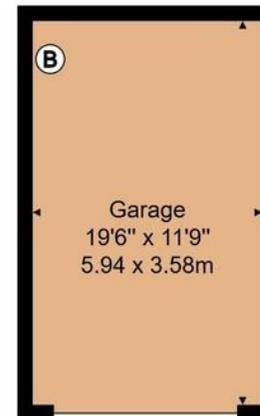
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

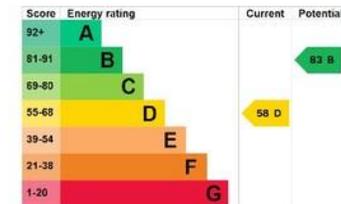
Heating - Gas-fired



**Ground Floor**



**Lower Ground Floor**



House Approx. Gross Internal Area  
958 sq. ft / 89.0 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
1187 sq. ft / 110.3 sq. m

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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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.