



**Moloney**  
COUNTRY PROPERTY



11 POND CLOSE BROAD OAK, BREDE



## 11 POND CLOSE, BROAD OAK, BREDE, EAST SUSSEX TN31 6DR

A BEAUTIFULLY PRESENTED, TWO BED ATTACHED BUNGALOW, SITUATED IN A SOUGHT AFTER QUIET RESIDENTIAL CLOSE, ENJOYING A GOOD SIZE CORNER PLOT WITH STUNNING LANDSCAPED GARDENS. VERSATILE ACCOMMODATION INCLUDES A SITTING / DINING ROOM WITH OPEN FIRE AND DOORS TO THE REAR GARDEN, CONTEMPORARY FITTED KITCHEN & SHOWER ROOM AND 2 DOUBLE BEDROOMS. AMPLE OFF ROAD PARKING, LINK DETACHED SINGLE GARAGE AND DELIGHTFUL GARDENS WITH PAVED TERRACES AND SUMMER HOUSE. SCOPE FOR EXTENSION (STP).

ACCOMMODATION LIST: ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, 2 DOUBLE BEDROOMS, SHOWER ROOM. FRONT GARDEN, REAR GARDEN, SINGLE GARAGE, OFF ROAD PARKING, GFCH.



Part glazed UPVC door to:

**ENTRANCE HALL:** Oak effect laminate flooring. Loft hatch with pull down ladder, light and power connected, housing the gas boiler (installed January 2025). Cupboard housing fuse box. BT point.

**SITTING / DINING ROOM:** UPVC sliding patio doors to the rear garden. Oak effect laminate floor. Open fireplace (not in use). Two contemporary column radiators. Coved ceiling. TV point. Space for dining table.

**KITCHEN:** UPVC double glazed window enjoying views over the rear garden, part glazed door to the side. Fitted with range of cream high gloss, base and wall units with wood effect laminate worktop over, inset with circular, single bowl, single drainer, stainless steel sink unit. Tiled splashbacks. Integrated Beko dishwasher. Gas hob with extractor/light over. Hotpoint double oven with cupboards above and below. Space for upright fridge freezer. Wood effect herringbone vinyl floor. Coved ceiling. Inset ceiling lights.

**BEDROOM ONE:** UPVC double glazed window to the front with shutters. Fitted with range of mirror sliding doored wardrobe cupboards with hanging rails and shelves, matching drawer unit.

**SHOWER ROOM:** Obscure double glazed UPVC window to the side. Fitted with contemporary white suite comprising WC, hand basin set on to white high gloss vanity unit & corner shower cubicle with glass door and screen. Tiled walls and floor. Inset

**GUIDE PRICE £370,000**



ceiling lights, extractor. Chrome, ladder style heated towel rail.

**BEDROOM TWO:** UPVC double glazed window to the front with shutters. (currently used as a dining room)

**OUTSIDE:** The property is approached from the road over a block paved driveway providing off road parking and giving access to the link detached single garage, with up and over door to the front, personnel door to the rear, fitted with utility area including plumbing for washing machine, light and power connected. There is an area of lawn to the side with planted borders. A gate leads to the stunning rear garden, which is a particular feature of the property, enjoying a large sandstone paved terrace for alfresco dining, an area of level lawn with mature well planted beds and borders and a productive kitchen garden featuring raised beds and a landscaped fishpond with waterfall. A further paved terrace adjoins a summer house (light and power connected) with decked terrace area to the side with gazebo. Two large, dry garden stores, greenhouse. Outside light, outside tap.

**SERVICES:** All mains services are connected. Gas central heating.

**FLOOR AREA:** 86 m<sup>2</sup> ( 926 ft<sup>2</sup>) Approx.

**EPC RATING:** 'C'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'C'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

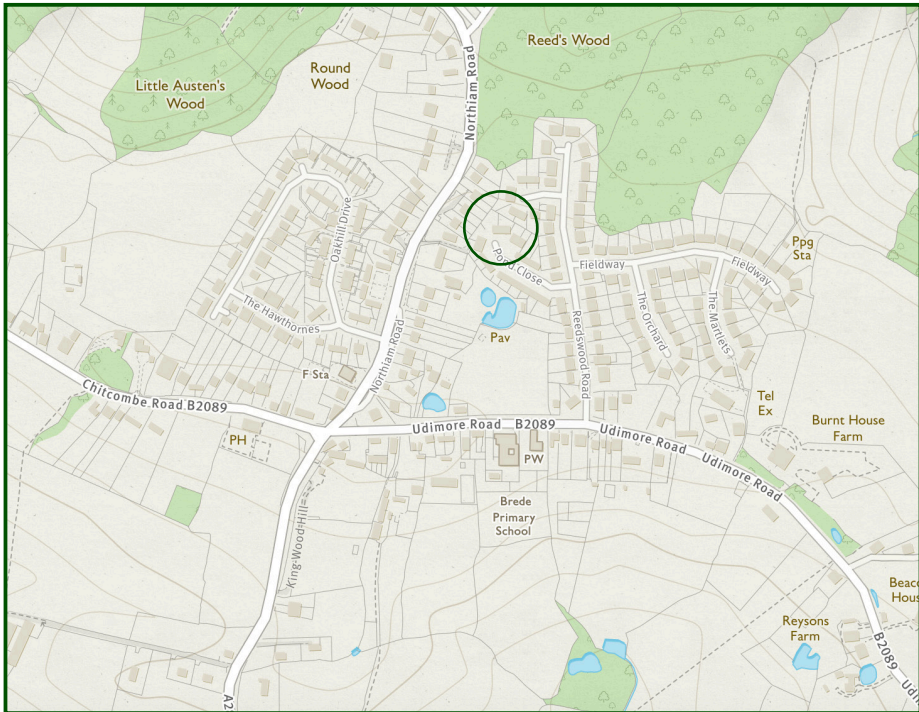
The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Travelling south on the A28 from Northiam towards Hastings, turn left at Broad Oak crossroads, B2089, towards Rye, take the first left into Reedswood Rd and first left again into Pond Close, No 11 will be found after a short distance in the far right corner.

**What3Words (Location):** [///stocked.tapes.idealist](https://www.what3words.com/stocked.tapes.idealist)

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

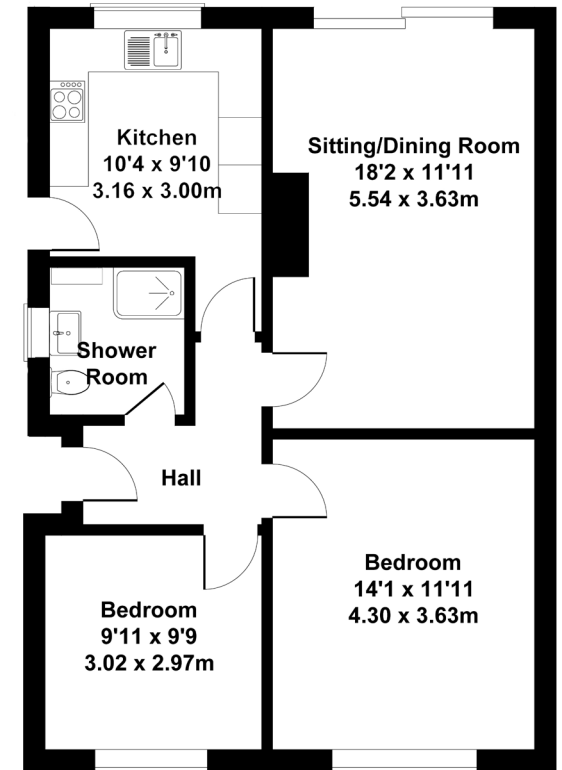
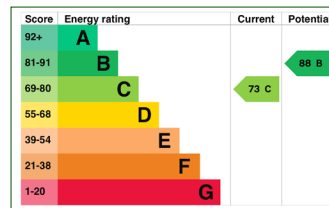
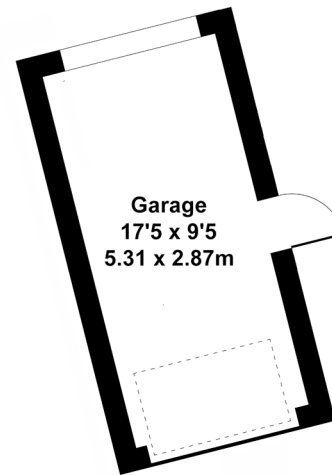




IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

## 11 Pond Close

Approximate Gross Internal Area  
926 sq ft - 86 sq m



Not to Scale.  
For Illustrative Purposes Only.

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