



Moloney
COUNTRY PROPERTY



20 FIELDWAY, BROAD OAK, RYE

20 FIELDWAY, BROAD OAK, RYE, EAST SUSSEX TN31 6DL

A BEAUTIFULLY PRESENTED, 2 BED SEMI DETACHED BUNGALOW LOCATED WITHIN A QUIET SOUGHT AFTER RESIDENTIAL AREA OF THE VILLAGE, SITTING IN GOOD SIZE PRIVATE GARDENS. ACCOMMODATION INCLUDING SITTING/DINING ROOM WITH FIREPLACE, STYLISH, CONTEMPORARY KITCHEN WITH SEPARATE UTILITY AREA, TWO DOUBLE BEDROOMS AND WELL APPOINTED BATH/SHOWER ROOM. OUTSIDE OFFERS A PRIVATE AND WELL TENDED REAR GARDEN, PREDOMINANTLY LAID TO LAWN WITH PLANTED BORDERS AND LARGE DECKED TERRACE, ALONG WITH AN ATTACHED GARAGE AND OFF ROAD PARKING. **CHAIN FREE.**

ACCOMMODATION LIST: ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, COVERED WALKWAY WITH UTILITY AREA, 2 DOUBLE BEDROOMS, BATH/SHOWER ROOM. DRIVEWAY PROVIDING PARKING, FRONT GARDEN, GOOD SIZE ENCLOSED REAR GARDEN WITH DECKED TERRACE. GAS FIRED CENTRAL HEATING.



Contemporary composite door with obscure inset glazed panel to:

ENTRANCE HALL: Oak doors to all rooms. Coved ceiling. Loft hatch.

SITTING/DINING ROOM: Large picture UPVC double glazed window enjoying views over the rear garden. Feature stone fire surround, inset with coal effect fire on matching stone hearth. Coved ceiling. TV point.

KITCHEN: UPVC double glazed window enjoying views over the rear garden. Fitted with contemporary cream base and wall units with square edge solid oak woodblock worktop over, inset with 1 1/2 bowl, single drainer composite sink unit. Bosch induction hob with matching double oven below, glass splash back, light/extractor above. Over worktop lighting. Space for under worktop appliance. Integrated larder fridge, twist and turn corner cupboard & drawer unit. Eye level cupboards above. Inset ceiling lights. Oak flooring. Space for upright fridge freezer. Built in shelved storage cupboard. Part glazed door to:

COVERED WALKWAY: Door to the front (not currently in use), part obscured glazed door to the rear garden. Worktop with plumbing for washing machine, range of slim line cupboards and shoe storage. Tiled floor.

BEDROOM ONE: UPVC double glazed window to the front. Range of three mirror sliding doored wardrobe cupboards with hanging rail and shelves. Coved ceiling.

BEDROOM TWO: UPVC double glazed window to the front. Coved ceiling.



GUIDE PRICE £410,000



BATH AND SHOWER ROOM: Obscured glazed wooden window to the side (through to the covered walkway). Fitted with contemporary white suite comprising WC, pedestal hand basin & shower bath with large square head rain shower over, curved glass shower screen to side, in tiled surround. Matching tiled floor. Ladder style heated towel rail. Inset ceiling lights. Coved ceiling.

OUTSIDE: The property is approached from the road over a block paved driveway providing parking and giving access to the attached single garage with remote controlled roller door to the front, UPVC window to the rear, housing Worcester gas fired boiler. The front garden is laid to lawn with planted borders. A gated pathway to the side gives access to the rear. The good size rear garden is mainly laid to lawn with large decked terrace for alfresco dining, fully enclosed, fenced to all sides. Timber garden store, outside lights, outside tap.

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

FLOOR AREA: 86 m² (926 ft²) Approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'D'

TENURE: Freehold

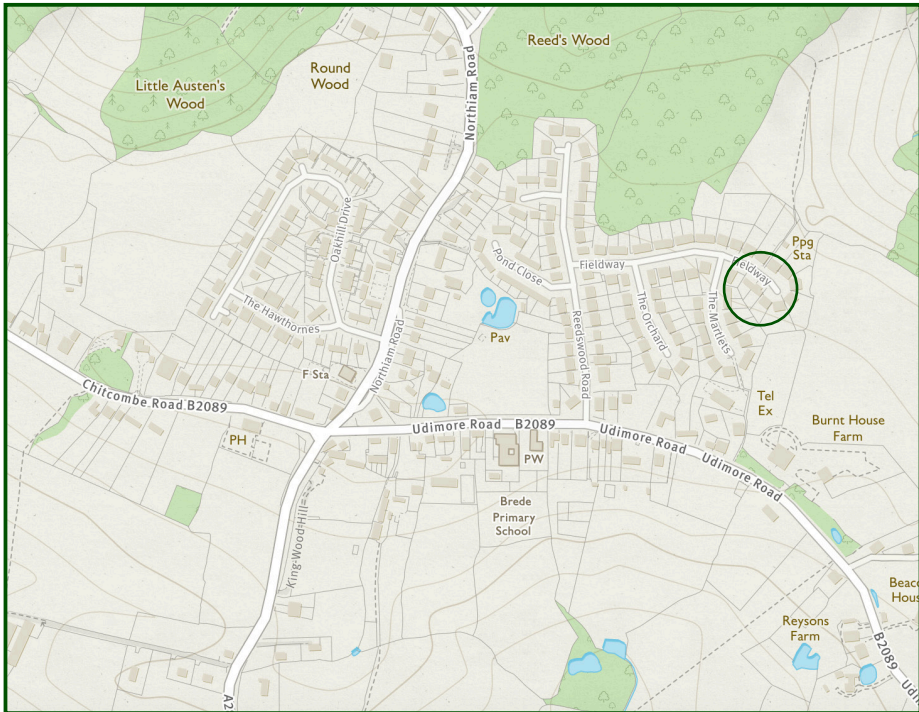
TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

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 right into Fieldway , No 20 will be found towards the end of the road on the right hand side.

What3Words (Location): [///bells.cubboards.prelude](https://www.what3words.com/#!/bells.cubboards.prelude)

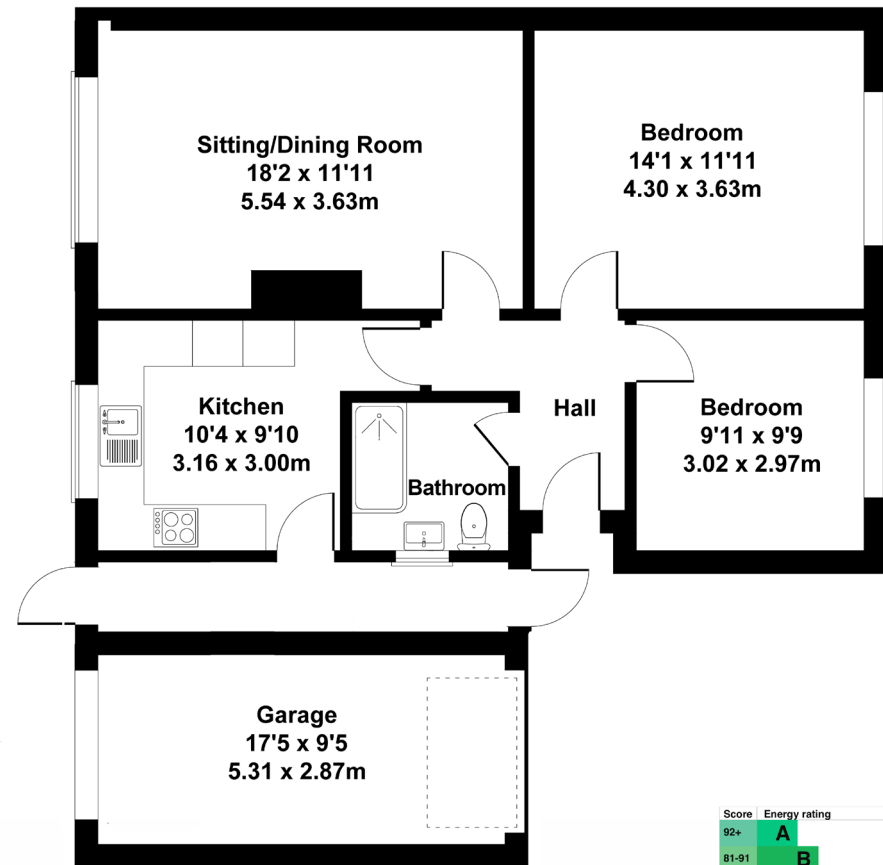
VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



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.

20 Fieldway

Approximate Gross Internal Area
926 sq ft - 86 sq m



Not to Scale.
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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