

JSH  
RUSH  
WITT &  
WILSON



**12 Oakhill Drive, Broad Oak, Rye, East Sussex TN31 6DT**  
**Guide Price £325,000**

**Rush Witt & Wilson are pleased to offer an exceptionally well presented village house.**

**The nicely proportioned accommodation is arranged over two floors and comprises reception hallway, living room, dining room, modern kitchen with a range of appliances, store / utility area. On the first floor there are three good size bedrooms and a modern bathroom.**

**A generous hardstanding to the front provides off road parking. Low maintenance garden to the rear with pedestrian access.**

**Offered CHAIN FREE and available for early occupation.**

**For further information and to arrange a viewing please contact our Rye office 01797 224000**



**Locality**

Forming part of a popular residential development in the heart of the Sussex village of Broad Oak.

Local amenities include a general store, active Community Hall which also hosts a Weekly Farmers Market, Public Houses / Restaurants and a Doctor's Surgery. Located within an area of outstanding natural beauty, the village is surrounded by beautiful undulating countryside containing many places of general and historic interest.

The areas primary towns of Rye, Battle, Hastings and Tenterden are all only a short drive away and offer further shopping, sporting and recreational amenities.

**Open Porch**

**Hallway**

Stairs to first floor.

**Living Room**

Window to the front. Open plan to Dining Room

**Dining Room**

10'0" x 9'4" (3.06 x 2.87)

Window to the rear overlooking the garden.

**Kitchen**

11'0" x 9'7" (3.37 x 2.94)

Fitted with a range of modern shaker style cupboard / drawer base units. Matching wall mounted cabinets. Complementing work surface. Inset sink. Integrated washing machine, dishwasher and fridge / freezer. Ceramic hob with oven beneath and extractor over. Window to the rear.

**Covered lobby**

Access to garden and Store.

**Store**

Window to the side. A useful storage area with potential to convert to utility room or home office.

**First Floor Landing**

Stairs rise from the Hallway. Access to loft area.

**Bedroom**

11'9" x 10'8" (3.6 x 3.27)

Window to the front.

**Bedroom**

12'5" x 9'3" (3.8 x 2.84)

Window to the rear. Cupboard housing gas fired boiler.

**Bedroom**

9'10" x 8'10" max (3 x 2.7 max)

Window to the front. Useful overstairs cupboard.

**Family Bathroom**

A modern white suite comprising panel bath with mixer tap and shower over, wash basin and wc. Heated towel rail. Two windows to the rear. Shelved airing cupboard.

**Outside**

Driveway parking to the front.

Lawned garden to the rear accessed from the kitchen. Matured hedging to the side with a variety of shrubs.

Pedestrian gate to the side.

**Agent notes**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax: Band C

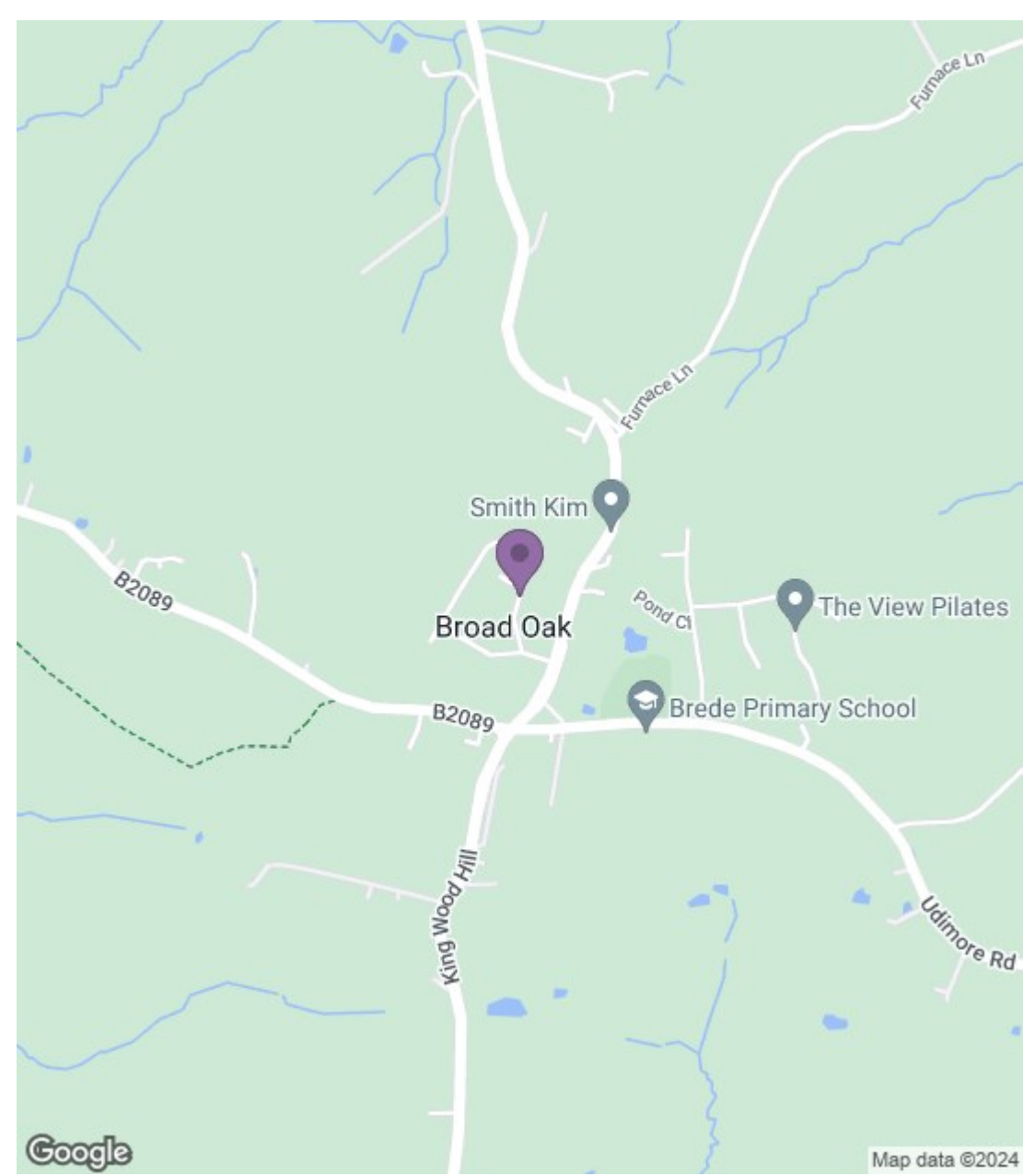


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	74
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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Lettings & Property Management**



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