

**RUSH
WITT &
WILSON**



**5 The Orchard, Broad Oak, Rye, East Sussex TN31 6DP
Guide Price £475,000**

Rush, Witt & Wilson are delighted to present to the market this immaculately presented two bedroom detached bungalow in the extremely sought after and quiet village of Broad Oak.

Internally the accommodation comprises two large double bedrooms, shower room, a large L-shaped lounge/diner with access to the kitchen with small utility area, all accessed off of a generous entrance hallway with several storage cupboards.

Externally to the front there is an area of lawn with flowerbeds to the front and allowing access to the garage. To the rear there is a patio with an area of lawn surrounded by flowerbeds with a range of mature shrubs and flowers.

Viewings are highly recommended on this beautifully presented bungalow and can be arranged by contacting our Rye office on 01797 224000.

Locality

Located in the heart of Broad Oak the property sits in a quiet cul de sac forming part of the popular Reedswood Road development.

Local amenities in Broad Oak and neighbouring Brede include a general store, active Community Hall which also hosts a Weekly Farmers Market, Bakery, Public Houses / Restaurants and a Doctors Surgery.

Situated 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.

Entrance Hallway

Accessed via a double glazed door. Carpeted, storage

L Shaped Lounge / Diner

21'5" x 12'1" narrowing to 10'2" (6.54 x 3.69 narrowing to 3.11)

Wooden flooring, double glazed windows to front and rear overlooking the garden, double glazed patio doors leading to the garden, feature fireplace with inset log burner, connecting door leading to:

Kitchen

11'11" x 9'10" (3.64 x 3.02)

Lino flooring, range of matching wall and base units with worktop over and inset stainless steel sink with side drainer, tiled splashback, space for cooker with cooker hood over, space and plumbing for washing machine. Double glazed door leading onto the garden

Bedroom One

13'10" x 12'4" (4.24 x 3.78)

Carpeted, window to front, fitted wardrobes with hanging rail and shelving, radiator.

Bedroom Two

11'10" x 9'3" (3.61 x 2.84)

Carpeted, double glazed window to rear overlooking the garden, radiator.

Shower Room

8'5" x 5'10" (2.57 x 1.79)

Tiled flooring, pedestal wash hand basin, low level WC, shower enclosure, radiator, double glazed window to side.

Integral Garage

With up & over door, light & power.

Off road parking

Driveway in front of the garage.

Front Gargden

Primarily laid to lawn with a flower bed to the front.

Rear Garden

Sunny South Westerly facing rear garden with paved patio area leading to a large area of lawn, bordered by established flower beds containing a range of flowers and shrubs.

Agents 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 E

GROUND 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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