

**RUSH
WITT &
WILSON**



**16 Fieldway, Broad Oak, Rye, East Sussex TN31 6DL
Guide Price £425,000**

Rush Witt & Wilson are pleased to offer a detached bungalow occupying a corner plot and forming part of a popular residential development.

The well proportioned accommodation comprises two double bedrooms (one currently used as a dining room) triple aspect living room, kitchen / breakfast room, conservatory and shower room.

Good size garden with level lawn and established borders. Useful garden stores and a summerhouse.

There is an attached garage and further driveway parking.

For further information and to arrange a viewing please contact our Rye Office 01797 224000.

Locality

The property forms part of the popular Reedswood Road development in the village of Broad Oak.

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.

Reception Hallway

Door to the front. Built in cupboard.

Living Room

15'8" x 13'9" (4.80 x 4.20)

Triple aspect large window to the front and further high level windows to either side.

Kitchen / Breakfast Room

15'1" x 10'10" (4.60 x 3.32)

Fitted with a range of modern cupboard / drawer base unit and matching wall mounted cabinets.

Complimenting worktop with inset ceramic sink . Four burner gas hob. Upright unit housing oven / grill.

Conservatory

10'5" x 6'2" (3.19 x 1.89)

Door to the side.

Bedroom

15'10" x 12'5" (4.83 x 3.80)

Double aspect with window to the front and rear.

Bedroom

9'10" x 9'10" (3.02 x 3.01)

Sliding door to the rear leading to garden. Currently used as a dining room.

Shower Room

7'11" x 5'5" (2.42 x 1.67)

Two windows to the rear. Shower cubicle, wash basin and wc.

Outside

The property occupies a good size corner plot with level lawn to the front and side bordered by mature trees / shrubs .

The private rear garden is again predominantly laid to lawn with established well stocked beds.

Useful garden stores and a summer house. Gated access to the side.

Garage

16'11" x 8'7" (5.17 x 2.62)

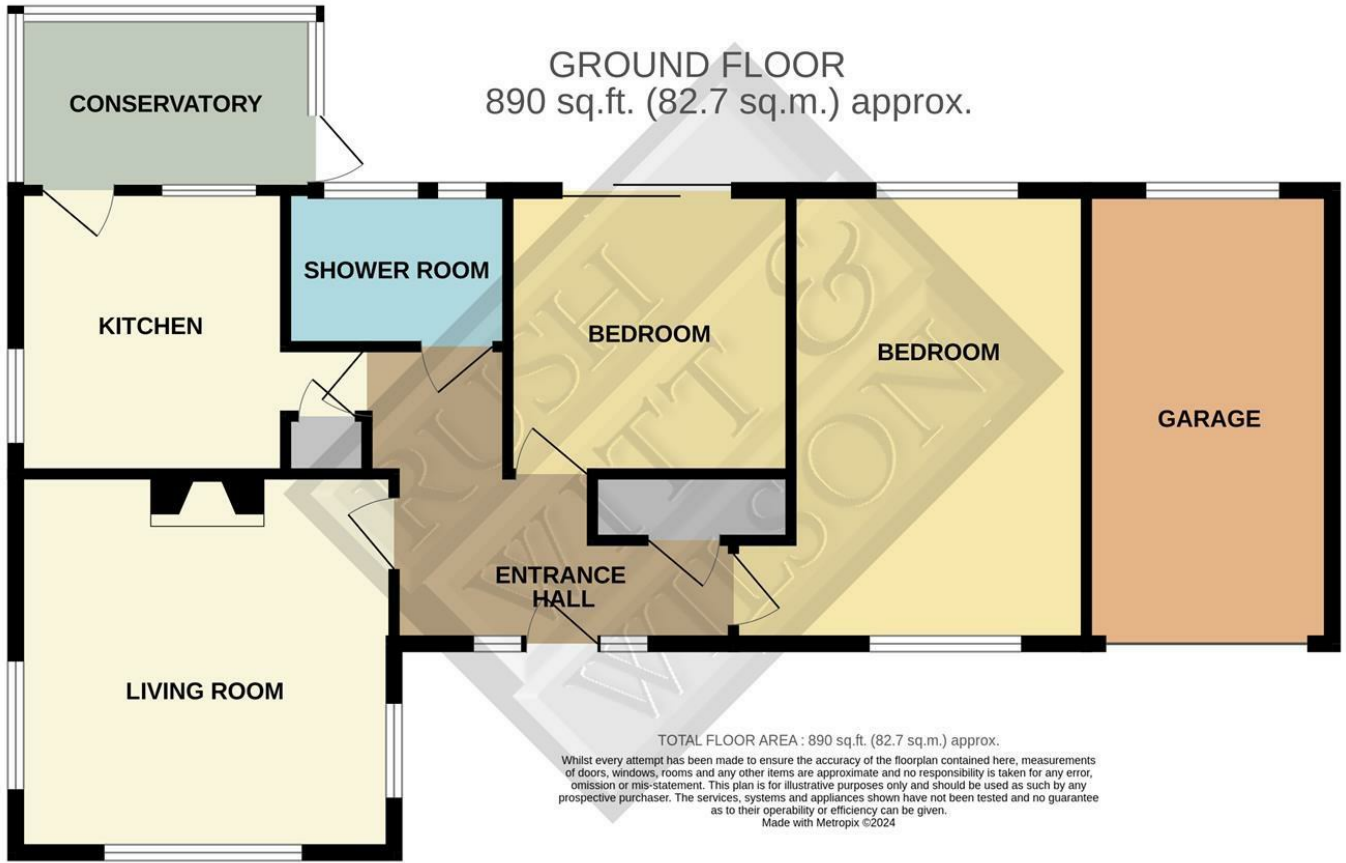
Up and over door to the front. Window to the rear. Light and power connected.

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 D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	63	 A (82 phs) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

