

**RUSH
WITT &
WILSON**



**Royston Reedswood Road, Broad Oak, Rye, East Sussex TN31 6DH
Guide Price £350,000**

**Rush Witt & Wilson are pleased to offer a unique single storey cottage.
The exceptionally well presented accommodation comprises double aspect living room, kitchen / dining room, two double bedrooms and shower room.**

There is parking to the front for two cars.

Private landscaped garden to the side with large paved terrace, level lawn and established beds.

A charming home that will appeal to a variety of buyers being considered equally suitable as a main residence or second home.

Offered CHAIN FREE.

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



Locality

Located in the heart of the popular village of Broad Oak between the Ancient Cinque Port Town of Rye and Abbey Town of Battle.

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.

Living room

12'1" x 10'2" (3.7 x 3.11)

A double aspect room with vaulted ceiling, window to the rear and double doors to the side opening to terrace / garden. .

Kitchen / Dining Room

16'9" x 9'11" (5.13 x 3.04)

Fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Ceramic hob with oven beneath and extractor over. Space and plumbing for washing machine and dishwasher. Space and point for fridge freezer. Window and double doors to the side.

Bedroom

11'0" x 10'3" (3.36 x 3.13)

A light and airy double aspect room with vaulted ceiling. Window to the front. Double doors to the rear.

Bedroom

10'2" x 9'8" (3.11 x 2.96)

Window to the front.

Shower Room

6'8" x 4'2" (2.05 x 1.29)

Shower cubicle, wash basin and wc. Heated towel rail.

Outside

A gravelled hardstanding to the front provides off road parking for two cars.

A gated pathway to the right leads to a landscaped garden incorporating a generous paved terrace, area of level lawn and established beds containing a variety of mature 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.

Currently the Council Tax Band is an A



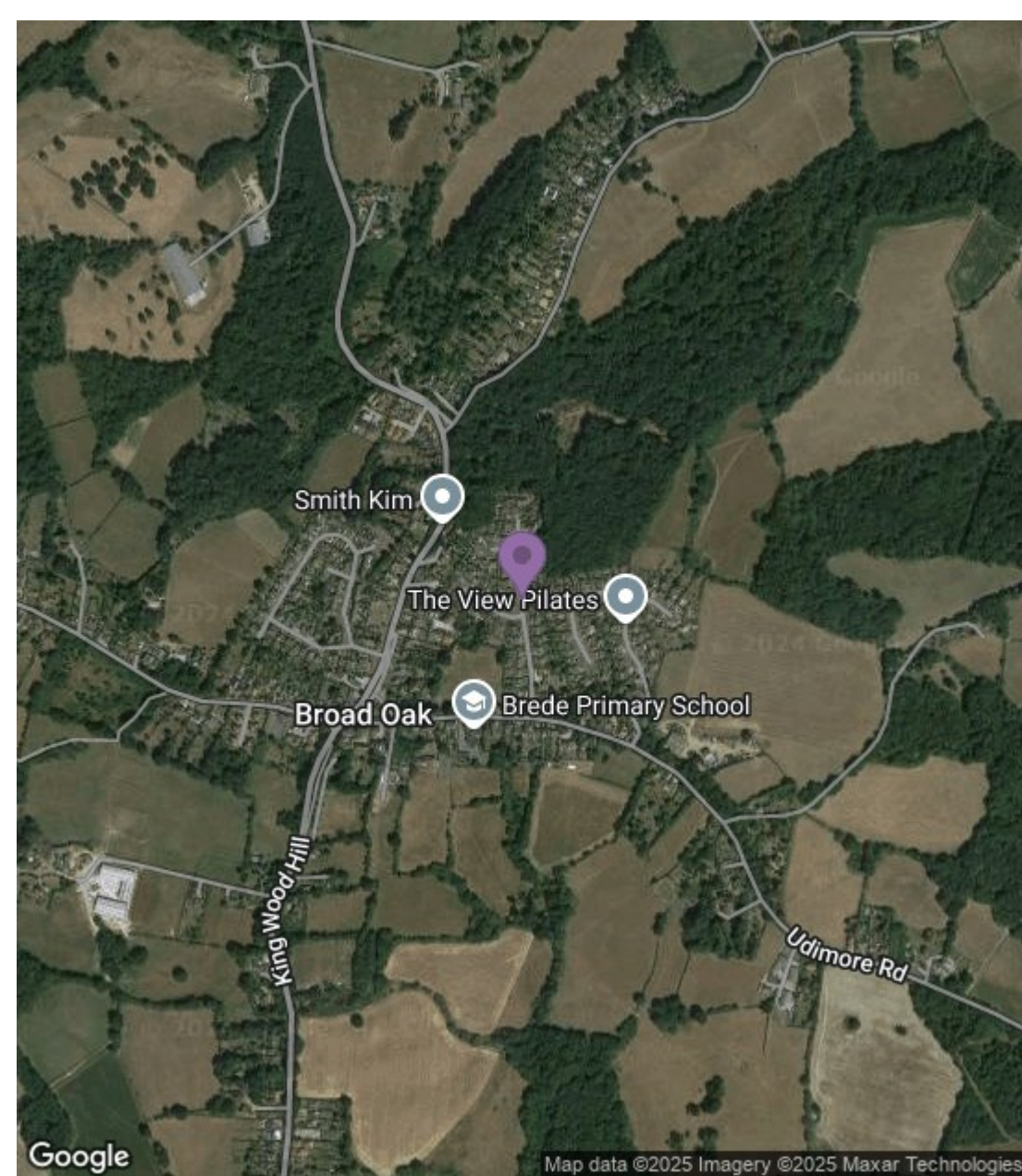


GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

**RUSH
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Lettings & Property Management**



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