

**RUSH  
WITT &  
WILSON**



**14 The Orchard, Broad Oak, Rye, East Sussex TN31 6DP  
Guide Price £499,950**



**A SUPERB VILLAGE HOME THAT SHOULD BE VIEWED TO BE APPRECIATED**

**Rush Witt & Wilson are pleased to offer an exceptionally well presented detached bungalow. The spacious accommodation comprises an open plan living / dining room, fitted kitchen with skylight, conservatory, two double bedrooms and shower room.**

**Driveway parking for two cars and a useful integral store.  
Landscaped garden incorporating a large paved terrace and level lawn.**

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

**Reception Area**

13'3" x 6'9" (4.04 x 2.07)

Door to the front. built in cupboards. Access to loft space.

**Living Room**

22'0" x 12'1" (6.71 x 3.69)

A light and airy double aspect room with window to the front and double doors to rear opening to terrace / garden. Fireplace with inset log-burner.

**Dining Room**

16'5" x 8'11" (5.02 x 2.72)

Window to the rear and side. Door to store.

**Store**

10'2" x 9'0" (3.10 x 2.76)

Roller door to the front. Wall mounted boiler. Light / power.

**Kitchen**

11'9" x 9'9" (3.59 x 2.98)

Extensively fitted with a range of modern shaker style cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Ceramic hob with extractor hood over. Built in twin ovens. Integrated dishwasher. Upright unit housing fridge freezer. Further

upright unit with easy access, pull out rack storage. Window to the rear, Feature skylight with bespoke lighting.

**Conservatory**

9'9" x 8'11" (2.98 x 2.73)

Space and plumbing for washing machine. Door to rear.

**Bedroom**

14'0" x 12'4" (4.28 x 3.78)

Window to the front.

**Bedroom**

11'10" x 9'4" (3.63 x 2.86)

Window to the rear.

**Shower Room**

8'5" x 5'10" (2.58 x 1.79)

Walk in shower. Back to wall unit with wash basin and wc. Heated towel rail. Window to the side.

**Outside**

Level lawn to the front and driveway provides off road parking for two cars.

The rear garden is of good size and has been landscaped to include a large paved terrace extending the width of the property, this leads onto further level lawn.

Pergola covered seating area.

Fenced work area with shed and greenhouse.

**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





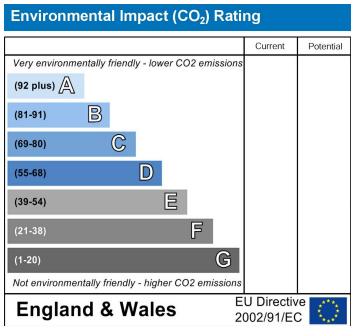
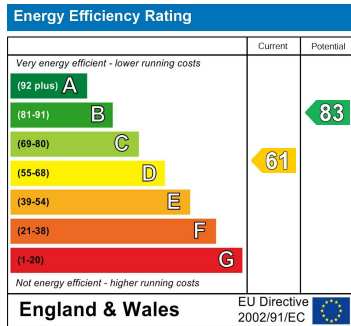
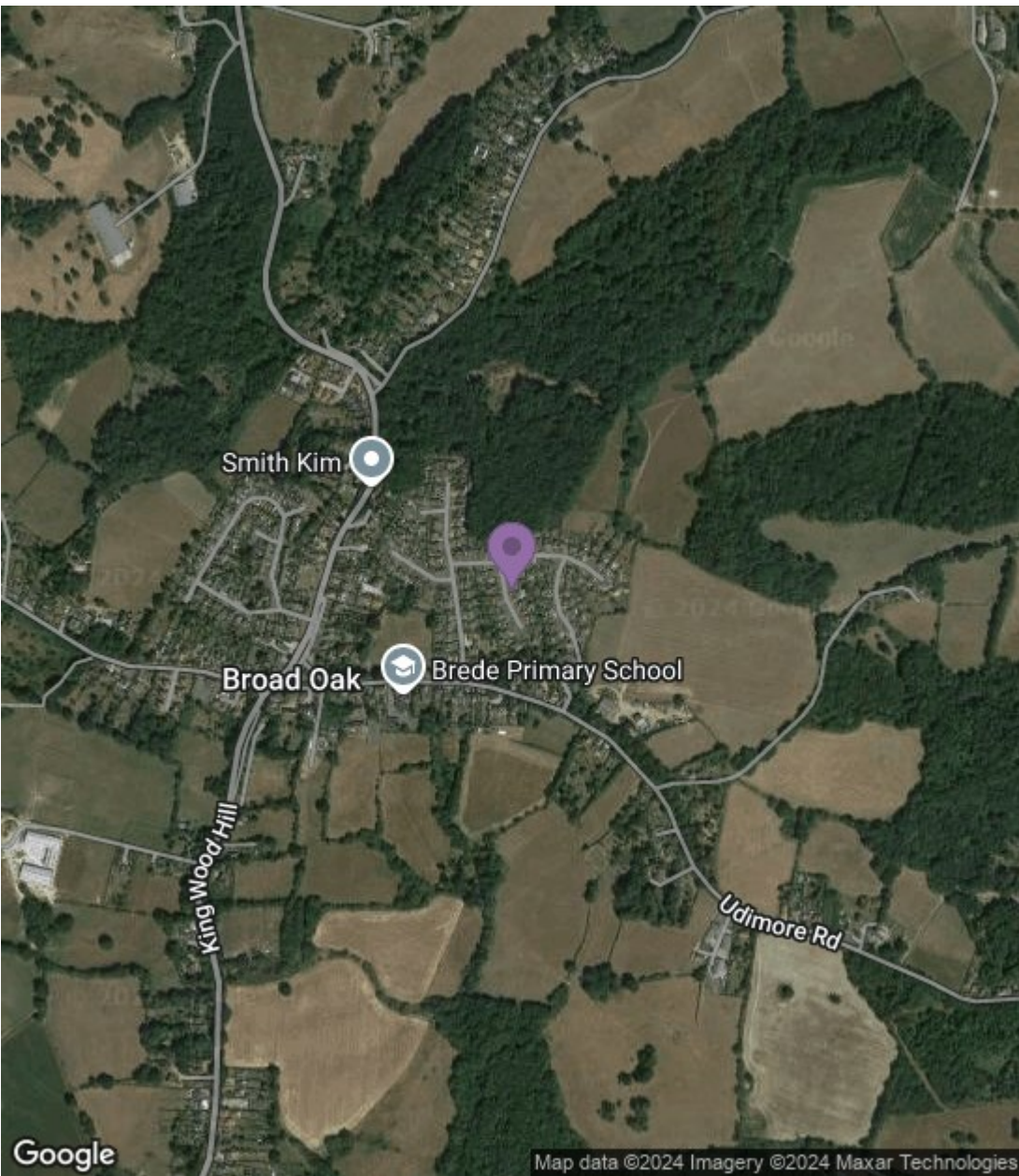


# GROUND FLOOR



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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