

**RUSH
WITT &
WILSON**



**38 Oakhill Drive, Rye, East Sussex TN31 6DT
£359,950**

Rush Witt & Wilson are delighted to offer this wonderful end of terrace home located in the popular village of Broad Oak. The property has been updated to a high standard and offers contemporary finishes throughout.

You enter the property through the porch into a spacious living room which extends to the dining area and leads to the stunning modern kitchen, utility room and shower room. Upstairs there are three bedrooms and family bathroom.

Outside to the front is a paved private driveway and the rear is a paved patio with pergola above leading to the lawn which is bordered by a decorative pathway and planting, home office with light and power connected, substantial shed to the side of the property running the entire length of the house with shelving, light and power connected.

Viewings are highly recommended and appointments can be made by calling 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 doctors surgery.

Located in an area of outstanding nature 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 Porch

Door leading through to:

Living Room

18'3 x 11'9 (5.56m x 3.58m)

L-shaped double aspect room with window to front and double doors to rear providing views and access onto the rear garden, feature fireplace, stairs rising to the first floor, understairs storage.

Kitchen

9'3 x 9'1 (2.82m x 2.77m)

Window to rear overlooking the garden, range of modern cream base and eye level units, built in double oven, electric hob with extractor over, single drainer stainless steel sink unit with side drainer.

Utility Room

9'10 x 5' (3.00m x 1.52m)

Worktop with space and plumbing for washing machine, space for tumble dryer set below, freestanding fridge/freezer, side door providing access to the rear garden, internal door leading through to:

Shower Room

5'11 x 5' (1.80m x 1.52m)

Window to side, walk-in shower, low level wc, wash hand basin.

First Floor**Landing**

9'2 x 7'10 (2.79m x 2.39m)

Spacious landing with ample space for units, built in storage, doors off to the following:

Bedroom One

12'7 x 10'4 (3.84m x 3.15m)

Window to rear overlooking the garden, built in double wardrobe.

Bedroom Two

11'5 x 10' (3.48m x 3.05m)

Window to front.

Bedroom Three

8'5 x 6'9 (2.57m x 2.06m)

Window to front, built in bunk style bed with storage below.

Bathroom

9'5 x 5'2 (2.87m x 1.57m)

Two windows to rear, freestanding bath, low level wc, wash hand basin, heated towel rail.

Outside**Front Garden**

The property is approached from the road onto a brick driveway with hedging to either side, pathway with steps leading down to the front door.

Rear Garden

Mainly laid to lawn, pergola covered paved terrace, planted beds and borders, vegetable patch, gate to the rear of the garden that leads onto an open green area with a path leading to a communal parking area.

Home Office

Located in the garden with double doors to front, light and power connected.

Substantial Garden Store

Located to the side of the property running along the side of the house with shelving, light and power connected.

Agents Note

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 - B



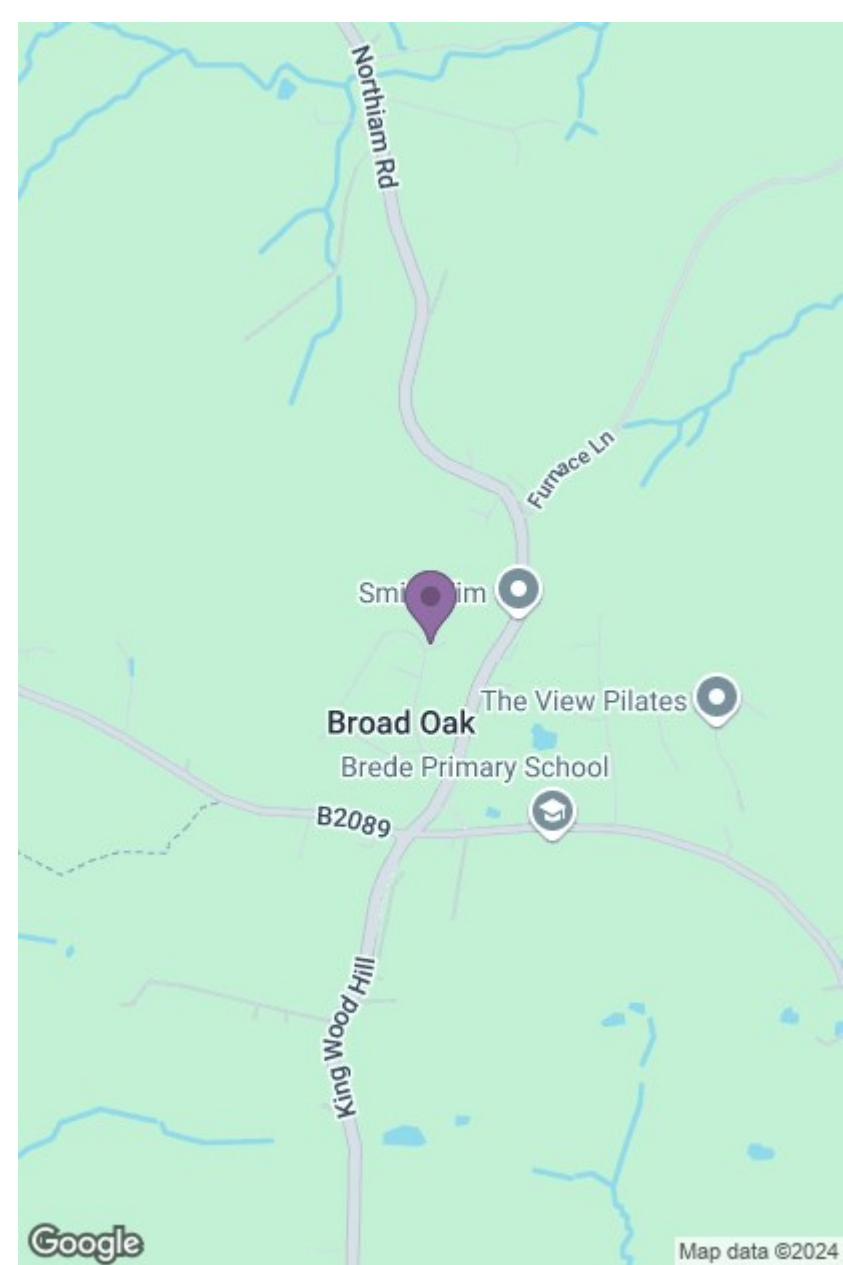


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(11-33) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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