

**RUSH  
WITT &  
WILSON**



**Hazeloak Reedswood Road, Broad Oak, TN31 6DH  
Guide Price £425,000**

**Rush Witt & Wilson are pleased to offer a three bedroom semi detached village home.**

**The well presented accommodation is arranged over two floors and comprises of sitting room, living/dining room, kitchen, cloakroom/wc. On the first floor there are three bedrooms and a family bathroom.**

**There is a gravelled hardstanding to the front providing off road parking for at least two cars.**

**The rear garden is designed for ease of maintenance, brick paver patio, gravelled terrace and an area of level lawn.**

**The property is offered CHAIN FREE.**

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



### **Locality**

The property is located in the heart of the Sussex village of Broad Oak.

Local amenities include a general store, bakery, active community hall which also hosts a local farmers market, public houses/restaurants and doctors surgery.

The village is within an area of outstanding natural beauty surrounded undereating countryside containing many places of general and historic interest.

The areas primary towns are Rye, Battle, Hastings and Tenterden are only a short drive away and offer further sporting, shopping and other amenities.

### **Reception Hallway**

Entrance door to the front, stairs rising to the first floor, doors off to the following:

### **Cloakroom**

4'10" x 2'5" (1.49m x 0.75m)

Window to side, wash hand basin, low level wc.

### **Sitting Room**

12'11" x 11'5" (3.96m x 3.48m)

Bay window to front.

### **Living/Dining Room**

17'3" x 10'4" (5.28m x 3.17m)

Double doors to rear opening onto terrace and garden, open plan to:

### **Kitchen**

14'0" x 8'2" (4.27m x 2.51m)

Fitted with a range of traditional style base and eye level units, upright unit housing eye level oven and grill, space and plumbing for washing machine and dishwasher, space and point for American style fridge/freezer, worktop with inset sink, island unit with inset hob.

### **First Floor**

### **Landing**

Access to loft space, doors off to the following:

### **Bedroom**

11'2" x 10'1" (3.42m x 3.09m)

Window to front.

### **Bedroom**

11'1" x 9'0" (3.39m x 2.75m)

Window to rear.

### **Bedroom**

7'3" x 6'7" (2.22m x 2.03m)

Window to front.

### **Bathroom**

7'4" x 4'3" (2.25m x 1.31m)

Window to side, fitted with a modern white suite comprising panel enclosed bath, wash hand basin, low level wc, generous wall tiling, heated towel rail.

### **Outside**

A gravelled hardstanding to the front provides off road parking for at least two cars. Mature hedgerow to the front.

The rear garden is accessed via double doors from the living/dining room and a pedestrian gate to side. Brick paved patio, gravelled terrace and an area of lawn, Securely enclosed by a combination of close boarded and palisade fencing.

### **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.

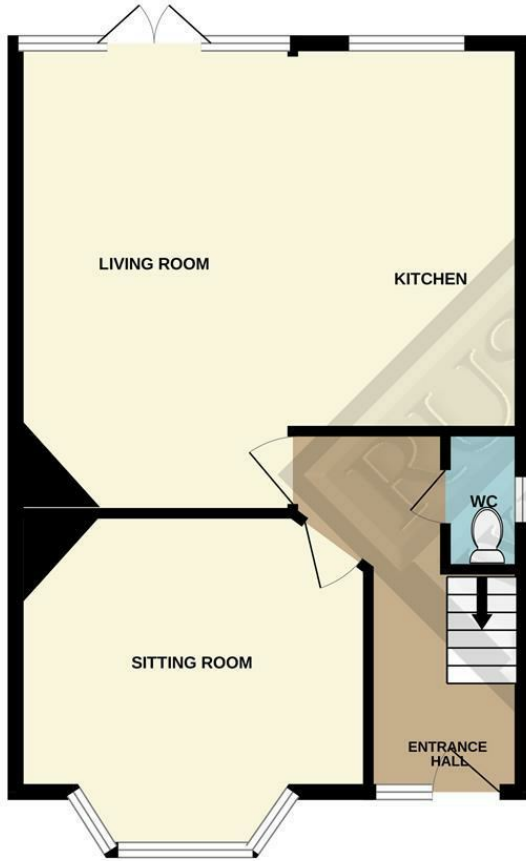
There is a shared access over which a right of way is enjoyed. Details on request.

The property is currently tenanted and internal library photographs have been used for general guidance only.

Council Tax Band: D



GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			84
		65	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(28-54)	E		
(11-34)	F		
(1-30)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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