

**RUSH
WITT &
WILSON**



15 The Orchard, Broad Oak, Rye, East Sussex TN31 6DP
£450,000

Fantastic Village home offering immaculate accommodation in popular location.

Rush Witt & Wilson are pleased to offer an exceptionally well presented detached bungalow.

The spacious accommodation comprises a living / dining room with double doors onto garden, fitted kitchen, two double bedrooms, third bedroom / study and modern bathroom.

Driveway parking for two cars leading to garage.

Landscaped garden incorporating a large paved area 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.

Entrance Porch
6'3 x 6'6 (1.91m x 1.98m)
Door leading through to:

Entrance Hall
13'9 x 8'6 (4.19m x 2.59m)
Range of built in cupboards and storage, doors off to the following:

Living Room
23'3 x 12'3 (7.09m x 3.73m)
Double aspect with window to front and double doors to rear providing views and access onto the rear garden, fireplace housing a gas fire set on a marble hearth with marble surround, doors leading through to:

Study/Bedroom Three
10'8 x 8'11 (3.25m x 2.72m)
Window to rear.

Bedroom One
14'4 x 12'5 (4.37m x 3.78m)
Window to front.

Bathroom
8'5 x 5'9 (2.57m x 1.75m)
Window to side, panel enclosed bath with shower over, pedestal wash hand basin, low level wc, storage cupboards, heated towel rail.

Bedroom Two
11'10 x 9'5 (3.61m x 2.87m)
Window to rear.

Kitchen
11'10 x 9'10 (3.61m x 3.00m)
Window to rear overlooking the rear garden, door providing access to the rear garden, range of modern base and eye level units, built in fridge/freezer, dishwasher, double oven, gas hob with extractor above, space and plumbing for washing machine, central island with further storage and built in wine rack.

Outside

Front Garden
Area of lawn, pathway leading to the entrance door, paved driveway providing off road parking leading to:

Garage
Up and over door, light and power connected, water tap, wall mounted gas combi boiler.

Rear Garden
Side access, two sheds, paved area, mailnly laid to lawn, raised flower beds.

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 - E



GROUND FLOOR 1134 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 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			
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		
(1-38)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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