

**RUSH
WITT &
WILSON**



6 Hows Close, Broad Oak, East Sussex TN31 6ER
Guide Price £475,000

Rush Witt & Wilson are pleased to offer a substantial attached family home located in a quiet cul-de-sac on the outskirts of Broad Oak. The spacious, versatile and well presented accommodation is arranged over two floors and comprises reception hallway, double aspect living/dining room with adjoining modern kitchen, family room, ground floor bedroom and shower room. On the first floor there are three further bedrooms and a family bathroom.

Parking to the front for several cars and garden extending to the side and rear incorporating paved terrace and areas of level lawn.

The property is being offered chain free and could be available for early occupation.

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



Locality

The property is located at the head of a cul-de-sac on the outskirts of Broad Oak, a popular Sussex village which together with the adjoining village of Brede offers a general store, doctors surgery, bakery, public house/restaurant, primary school and active community hall.

The area primary towns are all readily accessible which includes the historic coastal town of Hastings, Abbey town of Battle, ancient cinque port of Rye and Tenterden.

The village is bordered by beautiful undulating countryside containing many places of general and historic interest.

Entrance Porch

Door leading into:

Reception Hallway

17'7" x 7'4" including stairwell (5.38m x 2.24m including stairwell)

Stairs to the first floor landing, doors off to the following:

Family Room

17'3" x 9'11" (5.27m x 3.03m)

Window to front.

Living/Dining Room

18'2" x 12'1" (5.54m x 3.69m)

Double aspect with window to the front, double doors to the side opening onto the terrace and garden. Open plan to:

Kitchen

12'0" x 9'10" (3.67m x 3.02m)

Extensively fitted with a range of modern cupboard and draw base units and contrasting wall mounted cabinets, complementing solid worktop with inset four burner gas hob with extractor over, upright units housing oven and grill and fridge/freezer, integrated dishwasher, tiled floor, window to the rear. Underfloor heating

Utility/Storeroom

11'1" x 5'10" (3.4m x 1.79m)

Space and plumbing for washing machine, wall mounted boiler.

Bedroom

9'11" x 8'4" (3.03m x 2.56m)

Window to rear.

Shower Room

7'2" x 5'3" (2.2m x 1.62m)

Walk in shower, back to wall unit with wc, wash bowl with mixer tap, heated towel rail, generous tiling, window to rear elevation.

First Floor

Landing

Stairs rising from the reception hallway, doors off to the following:

Bedroom

18'3" x 9'11" (5.57m x 3.03m)

Window to front.

Bedroom

12'1" x 13'1" maximum (3.7m x 4m maximum)

Window to the side elevation, built in cupboard.

Bedroom

9'5" x 7'3" max (2.89m x 2.23m max)

Window to front.

Bathroom

10'5" x 3'11" (3.2m x 1.21m)

White suite comprising shaped bath with mixer tap and shower attachment, back to wall unit with wash basin, wc, heated towel rail, two skylights to the rear.

Outside

Front Garden

Provision to park several vehicles off road, path extends to the side.

Rear Garden

A terrace is accessed from the living/dining room, this leads onto an area of level lawned garden which then extends to the rear of the property, bordered by a combination of panel fencing and mature hedging.

Agents Note

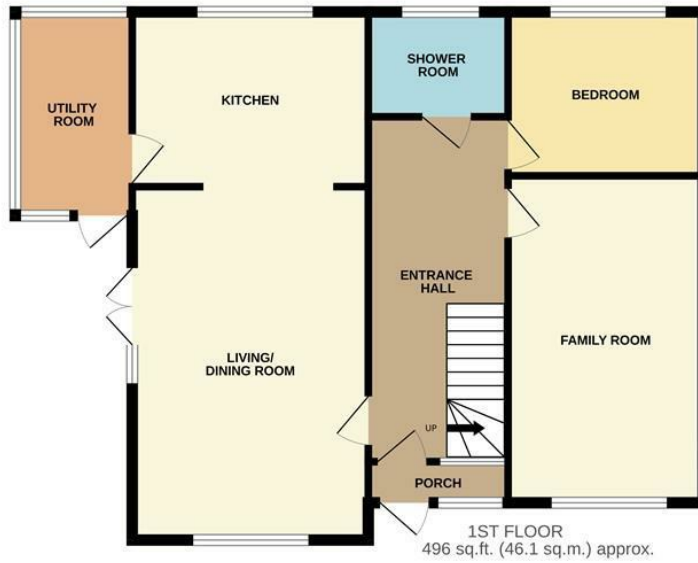
None of the services or appliances mentioned in these sale particulars have been tested.

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 - D



GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.

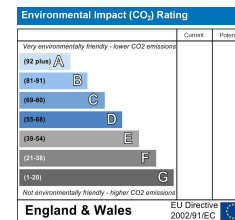
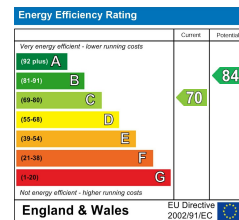


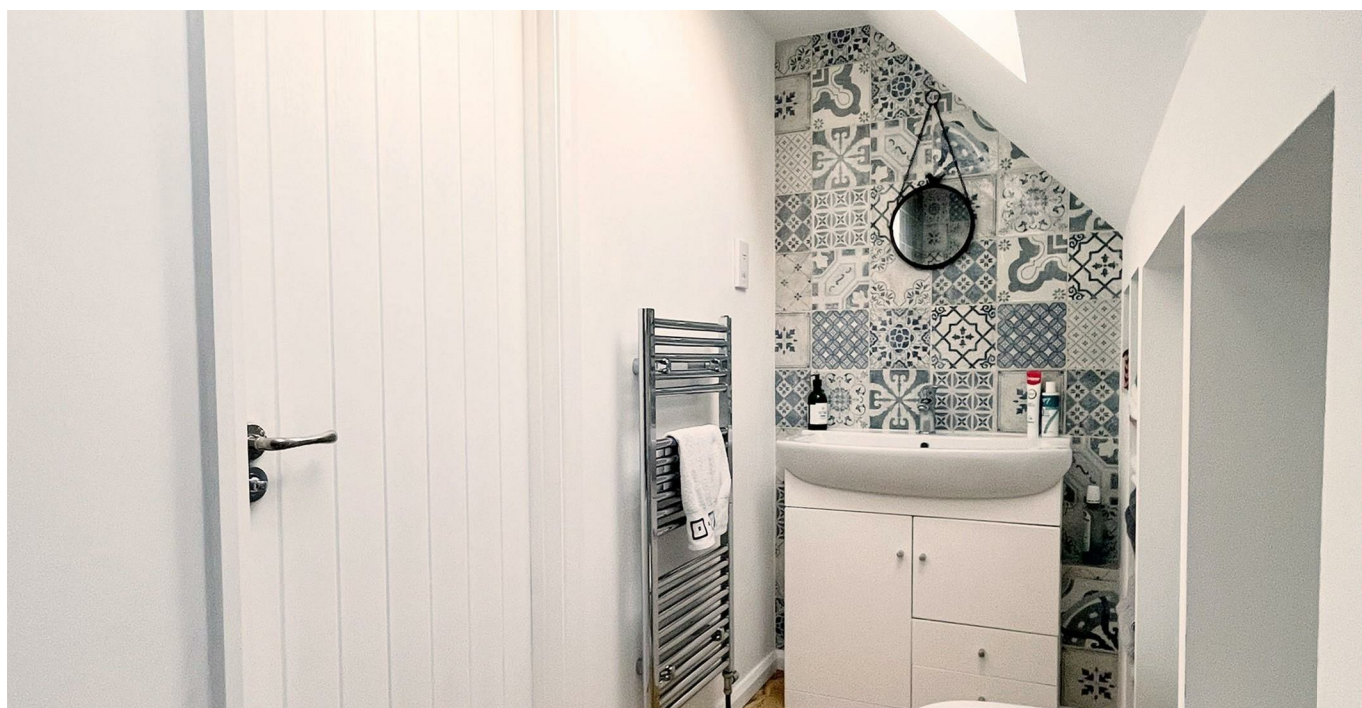
1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.7 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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