

**RUSH
WITT &
WILSON**



5 Tillingham View, Broad Oak, Rye, East Sussex TN31 6EL
Guide Price £425,000

Rush Witt & Wilson are pleased to offer a substantial semi detached family home forming part of a popular residential development.

The spacious and versatile accommodation would appeal to a variety of buyers and is arranged over two floors. To the ground floor there is a generous living room with adjoining kitchen/breakfast room, separate dining room with adjoining study area/home office and a utility room. To the first floor there are three principle bedrooms and a family bathroom. There is a further area incorporated into the landing and utilised as a study/dressing area which was previously a bedroom and could be reinstated, subject to any necessary consents.

There is good parking provision to the front and a garden to the rear with a covered terrace, level area of lawn, substantial garden store and shed.

For further information and to arrange a viewing please contact our Rye office on 01797 224000.



Locailty

The property forms part of a popular residential development in the heart of the Sussex village of Broad Oak.

Together with the adjoining village of Brede, local amenities include a general store, active community hall which also hosts a weekly farmers market, public houses/restaurants, bakery 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 recreational amenities.

Recepton Area

Door to side, double cupboard, doors off to the following:

Cloakroom

5'5 x 3'7 (1.65m x 1.09m)
Window to front, wash hand basin, low level wc.

Living Room

16'7 x 15'5 (5.05m x 4.70m)
Window to front, stairs rising to the first floor.

Dining Room

15'7 x 8' (4.75m x 2.44m)
Window to front, open plan to:

Home Office/Study

8'9 x 7'5 (2.67m x 2.26m)
Connecting door to:

Utility Room

8'9 x 8' (2.67m x 2.44m)
Window and door to rear, wall mounted gas fired boiler.

Kitchen/Breakfast Room

16'4 x 8'8 (4.98m x 2.64m)
Accessed from the living room with window and double doors

to rear, the latter opening to a covered paved terrace and garden. The kitchen is fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cabinets, complementing wooden worktop with inset sink, space and point for range style cooker, space and plumbing for dishwasher, breakfast bar with glazed cabinets above, space for American style fridge/freezer, tiled floor.

First Floor

Landing

Access to loft space, large storage cupboard.

Study/Dressing Area

7'5 x 6'5 (2.26m x 1.96m)
Open plan to the landing with window to the front.

Agents Note - this was formally a bedroom and could be reinstated, subject to any necessary consents.

Bedroom

12' x 10'4 (3.66m x 3.15m)
Window to front, built in wardrobes.

Bedroom

15'8 x 8'8 (4.78m x 2.64m)
Double aspect with windows to front and rear, access to loft space.

Bedroom

10'2 x 8'6 (3.10m x 2.59m)
Window to rear.

Bathroom

7'10 x 5'9 (2.39m x 1.75m)
Window to rear, white suite comprising shaped bath, back to wall unit with wash hand basin and wc, heated towel rail.

Outside

Front Garden

Hardstanding providing off road parking for two cars, a path extends to the left hand side leading to the rear garden.

Rear Garden

A terraces abuts the rear of the property which is a covered area ideal for al-fresco dining that leads to an area of level lawn backing into fields behind, a substantial timber store and a further garden shed.

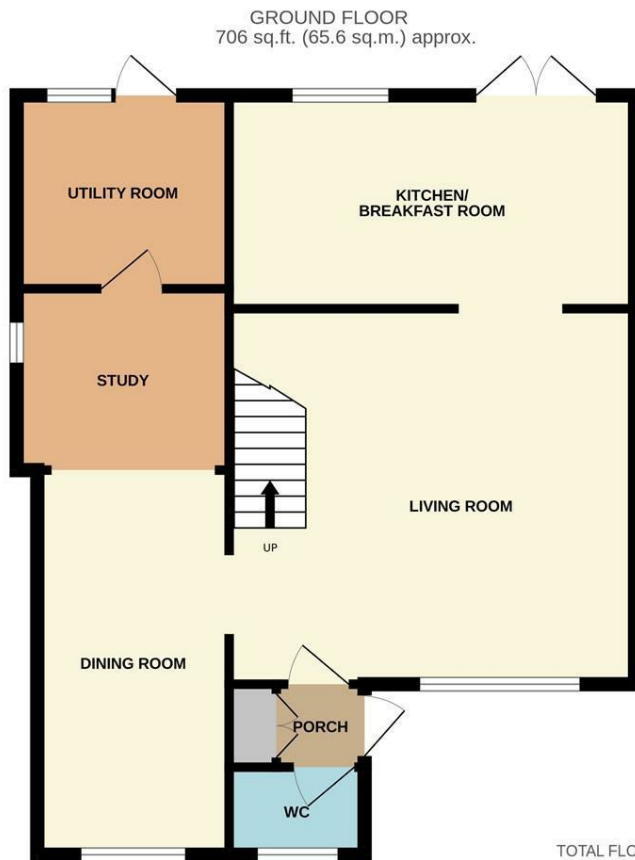
Agents Note

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

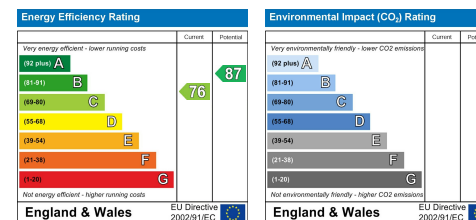
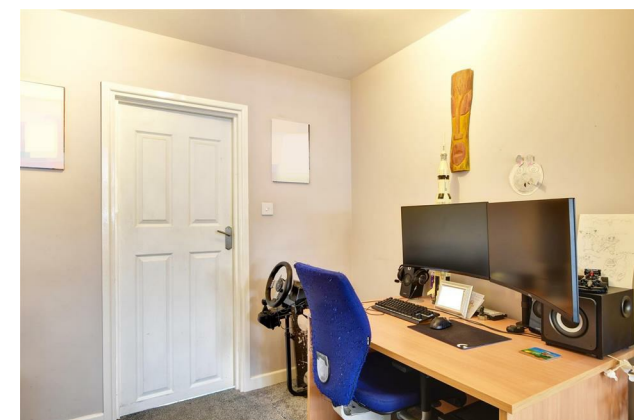


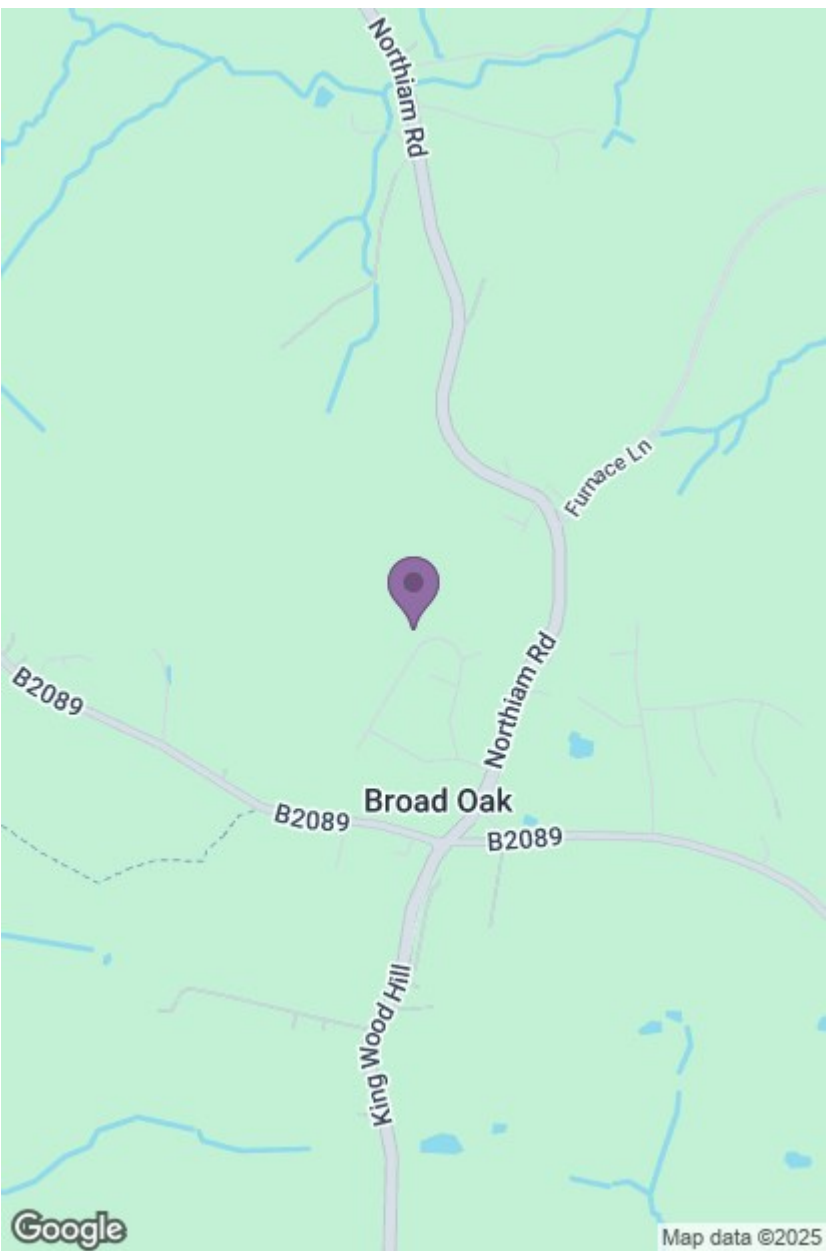


TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

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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