

**RUSH  
WITT &  
WILSON**



**6 Pond Close, Broad Oak, East Sussex, TN31 6DR.  
£400,000 OIEO**



**An exceptionally well presented two bedroom attached bungalow located within a highly desirable residential position of Broad Oak Village. Accommodation comprises a spacious 18ft living / dining room with oak flooring and adjoining conservatory, contemporary kitchen / breakfast room with separate utility room, two well-lit double bedrooms with fitted wardrobes to the master bedroom and well appointed shower room suite. Outside enjoys a private and low maintenance rear garden complete with summer house and decked seating area. To the front offers off road parking over a block-pave driveway. Broad Oak Village provides access to a local convenience store, excellent doctors surgery, popular bakery and well regarded gastro pub. Further High Street shopping and leisure facilities are available nearby in both Battle and Rye just a short drive away.**



### **Front**

Block pave driveway to front elevations providing off road parking, front garden is laid to lawn with a variety of planted shrub borders, external lighting, UPVC external glazed door to passageway providing access to utility and rear.

### **Entrance hall**

Composite front door with decorative viewing pane, engineered oak flooring, radiator, access panel to a part-boarded loft with light, power and phone point.

### **Shower room**

6'5 x 6'3 (1.96m x 1.91m)

Internal oak door, tile effect laminate flooring, obscure UPVC window to side aspect, push flush WC, ceramic wall tiling, wall hung vanity unit with pull out drawer, wall mounted cabinet with mirrored doors, chrome heated towel radiator, corner shower enclosure with screen door and mixer, extractor fan.

### **Bedroom 2**

10' x 9'9 (3.05m x 2.97m)

Internal oak door, carpeted flooring, window to front aspect with radiator below, power points, light.

### **Bedroom 1**

13'8 x 12' (4.17m x 3.66m)

Internal oak door, carpeted flooring, window to front aspect with radiator below, fitted wardrobes complete with hanging rails and shelving over, power points, light.

### **Living / dining room**

18' x 11'9 (5.49m x 3.58m)

Internal oak glazed door, engineered oak flooring, space for dining table and chairs, double radiator, inset coal effect gas fire with marble surround and hearth, variety of power points, TV point, internal sliding door and windows to conservatory with fixed blinds.

### **Conservatory**

11' x 9'6 (3.35m x 2.90m)

Internal glazed french doors from living / dining room, tile effect laminate flooring, windows to each side aspect with a variety of high level openers, sliding doors to side, wall lighting.

### **Kitchen / breakfast room**

13'7 narrowing to 10'3 x 9'9 (4.14m narrowing to 3.12m x 2.97m)

Internal oak glazed door, tile effect vinyl flooring window to rear aspect, external glazed door to side passage with access to utility room, radiator, space for breakfast table and chairs, kitchen hosts a variety of matching base and wall units with contemporary high gloss doors beneath quartz effect laminated counter tops, inset composite basin with drainer and tap, tile splashbacks, ceiling light, wall

mounted British gas combination boiler, integrated dishwasher and fridge, integrated eye level microwave oven, fitted half height double oven and grill, inset five ring gas burner with coloured glass splashback, stainless steel extractor canopy with light over, variety of above counter level power points.

### **Side passage**

External glazed doors to front and rear, internal door to utility room, tile effect laminate flooring, light, power point.

### **Utility room**

7'9 x 7'3 (2.36m x 2.21m)

Internal door, window to rear aspect, fitted base unit with laminate counter top over, inset one and half stainless bowl with drainer and tap, under counter spaces for washing machine and dishwasher, space for freestanding fridge / freezer, internal door to store room, light and power points.

### **Store room ( Formerly garage )**

9'8 x 8'3 (2.95m x 2.51m)

Internal door from utility room, manual up and over door to front, power points, lighting, wall mounted consumer unit.

### **Garden**

Privately enclosed rear garden enjoying a south-west facing orientation, laid to lawn enclosed by high level close board fencing, decked seating area with external lighting and tap, flowering shrub borders, summer house with power supply.

### **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band C.

Note - Rear wall to garage was underpinned in CIRCA 2009. Works completed were under guarantee.

### **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.











GROUND FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	70		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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