

**RUSH  
WITT &  
WILSON**



**26 Oakhill Drive, Broad Oak, East Sussex, TN31 6DT.  
Offers In Excess Of £425,000 Freehold**



**An exceptionally well presented and extended four bedroom attached family home located with the highly desirable Village of Broad Oak providing immediate access to the local amenities and well regarded Primary School. Accommodation comprises a 21ft open plan living / dining room, beautifully fitted kitchen / breakfast room with granite work surfaces, separate utility room and downstairs cloakroom, four double bedrooms with triple fitted wardrobe to the master bedroom and contemporary family bathroom suite. Outside offers a private and low maintenance rear garden with Indian sandstone terrace, brick-built raised beds and two workshops. To the front the property offers off road parking for two vehicles. Broad Oak Village offers a convenience store, Bakery, well regarded Doctors surgery and recently renovated gastro pub. Further High Street shopping is available nearby at both Battle & Rye. The property provides easy access to both the A21 and mainline stations of Robertsbridge & Battle offering a regular service to London Charing Cross.**



### **Front**

Block pave driveway to front providing off road parking, low level wrought iron pedestrian gate and block paved path leading to entrance, sleeper edged borders with topiary hedging.

### **Entrance porch**

UPVC front door with matching sidelight window, further UPVC obscure glazed door and window leading to hallway.

### **Hallway**

Wood effect laminate flooring, straight run carpeted staircase leading to first floor accommodation with storage recess below, light, radiator and power points, internal door to living / dining room, internal door to kitchen / breakfast room.

### **Kitchen / breakfast room**

18'2 x 9'2 (5.54m x 2.79m)

Internal door, wood effect laminate flooring, two UPVC windows to the rear aspect, pendant lighting, internal door to utility serving the WC and rear access. Kitchen hosts a variety of matching base and wall units with shaker style doors beneath granite counter tops complete with matching upstands and sill, breakfast bar with radiator below, inset one and half composite basin with drainer and tap, integrated dishwasher, fitted Leisure range style oven with five ring gas burner, granite splashback and fitted extractor canopy and light above, selection of above counter level power points, recess for freestanding fridge / freezer, eye level display cabinets.

### **Utility room**

10'5 x 5'1 (3.18m x 1.55m)

Internal door, wood effect laminate flooring, external part-glazed door to rear elevations, anthracite column radiator, fitted base unit with stone effect laminated counter top over, inset one and half stainless bowl with drainer and tap, under counter space for washing machine, light, wall unit housing the gas boiler, internal door to WC.

### **WC**

5'1 x 4'7 (1.55m x 1.40m)

Internal door, wood effect laminate flooring, combination vanity unit with push flush WC, UPVC window to side, radiator.

### **Living / dining room**

21'3 x 21'3 (l-shape room) (6.48m x 6.48m (l-shape room))

Internal door, carpeted flooring, two UPVC windows to the front aspect each with radiators below, open access to dining area with further UPVC window to rear aspect with radiator below, pendant lighting, power points, TV and phone point.

### **Stairs and landing**

Straight run carpeted staircase with painted handrail and glass balustrade, wood effect laminate flooring, access panel to boarded loft with pull down ladder complete with lighting, further access panel to one end, recessed downlights, power points.

### **Bathroom**

9'7 x 5'5 (2.92m x 1.65m)

Internal door, grey wood effect LVT flooring, two obscure UPVC window to rear aspect, contemporary vanity unit with counter top basin, chrome heated towel radiator, recessed downlights, push flush WC with niche shelving over, p-shape shower bath suite with concealed mixer and large rainfall head.

### **Bedroom 1**

14'5 x 9'3 (4.39m x 2.82m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, built in full length wardrobes via mirrored sliding doors, power points.

### **Bedroom 4**

8'4 x 8'4 (2.54m x 2.54m)

Internal door, wood effect laminate flooring, UPVC window to rear aspect with radiator below, built in cupboard with shelving, light, power points.

### **Bedroom 2**

11'8 x 9'6 (3.56m x 2.90m)

Internal door, wood effect laminate flooring, UPVC window to rear aspect with radiator below, light, power and TV point.

### **Bedroom 3**

9'6 x 9'1 (2.90m x 2.77m)

Internal door, wood effect laminate flooring, UPVC window to front with radiator below, light, power and TV point.

### **Rear garden**

Privately enclosed and low maintenance rear garden with grey Indian Sandstone paved terrace, high level fence incorporating gate to side elevations, brick retaining wall to one end with planted dwarf conifers, external lighting and tap, two workshops.

### **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band C.

### **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.



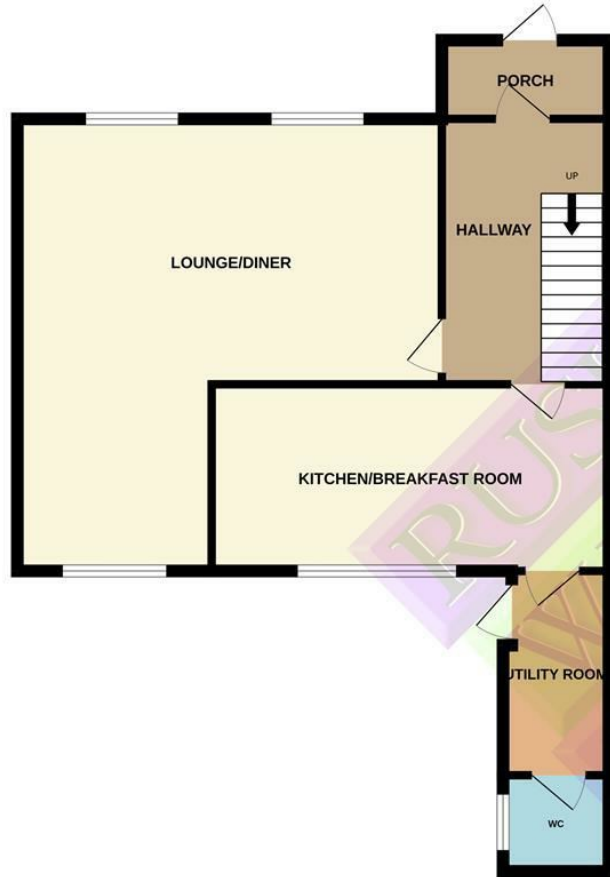








GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1278 sq.ft. (118.7 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C		80	(69-80) C
(55-68) D	57		(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

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**