

**RUSH
WITT &
WILSON**



**Bag End Udimore Road, Broad Oak, East Sussex TN31 6BX
£465,000**

An attractive and well presented two bedroom detached 1930's house enjoying a private and semi-rural position of Broad Oak Village enjoying stunning rural views to the neighbouring Tillingham Valley. This delightful home provides a bright and spacious living space comprising a well-lit entrance hallway with WC, double aspect living room with fitted wood burning stove and French doors to the rear gardens, kitchen/breakfast room with separate utility room and ground floor office. To the first floor a generous landing serves a generous master bedroom with elevated rural views to the rear, well appointed bath/shower room and further double second bedroom. Outside enjoys a private and well tended rear garden complete with garden shed and greenhouse, hosting a variety of mature trees and specimen shrubs. A full width paved terrace with sunken fish pond and further seating area to the lower garden provides a choice of private seating area with far reaching rural aspect over open countryside. To the front of the property provides ample off road parking via a gated entrance complete with detached garage with power and lighting. 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.



Covered Entrance

External light, traditional one over three external door which is part glazed and leads through to:

Hallway

Wood effect laminate flooring, turned carpeted staircase extending to the first floor with painted balustrade, radiator, dado rail, wall lights, thermostat, understairs storage cupboard, part glazed one over three pine door leading through:

Cloakroom/WC

UPVC window to rear aspect, wood effect laminate flooring, push flush wc, wall mounted corner wash hand basin, radiator.

Sitting Room

11'6 x 19'3 (3.51m x 5.87m)

Double aspect with window to front aspect and further windows and French doors providing views and access onto the rear garden and beautiful rural backdrop, traditional one over three pine door, carpeted flooring, double radiator, exposed brick fireplace housing a fitted cast iron wood burning stove over a decorative tile hearth, TV and phone points, dado and picture rails, wall lights.

Kitchen/Breakfast Room

14'2 x 12' (4.32m x 3.66m)

Traditional one over three pine door, wood effect laminate flooring, window to the front aspect, radiator, high level wall cupboard housing the electrics, space for breakfast table and chairs, window to the rear aspect enjoying beautiful aspect over the gardens and rolling countryside, exposed joinery, internal door leading into utility room.

The kitchen end hosts a variety of matching base and wall units with shaker style doors, these sit beneath oak block counter tops, painted wall panelling, variety of above level power points, inset four ring Hotpoint electric hob with stainless steel extractor canopy and light above, fitted undermount Hotpoint oven and grill, integrated Indesit dishwasher, undermount butler sink with tap, below counter level integral fridge, display cabinets,

Utility Room

12'9 x 8'3 (3.89m x 2.51m)

Carpeted tiled flooring, single pain wooden window to rear aspect with external door leading onto rear terrace, fitted

base and wall units with contemporary doors and stone effect laminate countertops with an undermount space for washing machine and tumble dryer, space for chest freezer, floor mounted oil fired Grant boiler, power points, part glazed and timber door leading through to:

Study

4 x 8'2 (1.22m x 2.49m)

Window to front, internal glazed window to utility room, radiator, carpeted tiled flooring, power points.

First Floor

Landing

Window to rear aspect, window to front aspect, carpeted split level landing, painted balustrade, access panel to loft, radiator, picture and dado rail, wall lights.

Bath/Shower Room

12'5 x 7'2 (3.78m x 2.18m)

One over three pine door, window to rear aspect with beautiful views, tiled effect Karndean flooring, radiator, push flush wc, pedestal wash basin, airing cupboard with slatted shelving, shower cubicle with ceramic wall tiling and concealed mixer, panelled bath, recessed downlights.

Bedroom Two

12'6 x 7'6 (3.81m x 2.29m)

One over three pine door, carpeted flooring, window to front, radiator, wall light, power points.

Master Bedroom

15'2 x 12'2 (4.62m x 3.71m)

One over three pine door, carpeted flooring, window to front aspect, radiator, wall lighting, further window to rear with beautiful views, picture and dado rail, power and TV points.

Outside

Front Garden

Aggregate driveway accessed via five bar gated entrance and is enclosed by established trees and hedgerow borders, paved pathway leading to covered entrance, area of hard standing, high level fence and gate with access to rear.

Detached Garage

12'7 x 19'6 (3.84m x 5.94m)

Concrete panel garage complete with light and power,

electrically operated up and over door, external door and window to the side.

Rear Garden

Full width paved terrace with sunken fish pond, concrete path extending to a central body of lawn enclosed by mature boundaries, specimen pine trees, camellias, rhododendrons which leads to a garden shed and greenhouse, seating area at the very end of the garden backing onto agricultural land with rolling views, access to the side elevations with high level gate leading to the driveway.

Agents Note

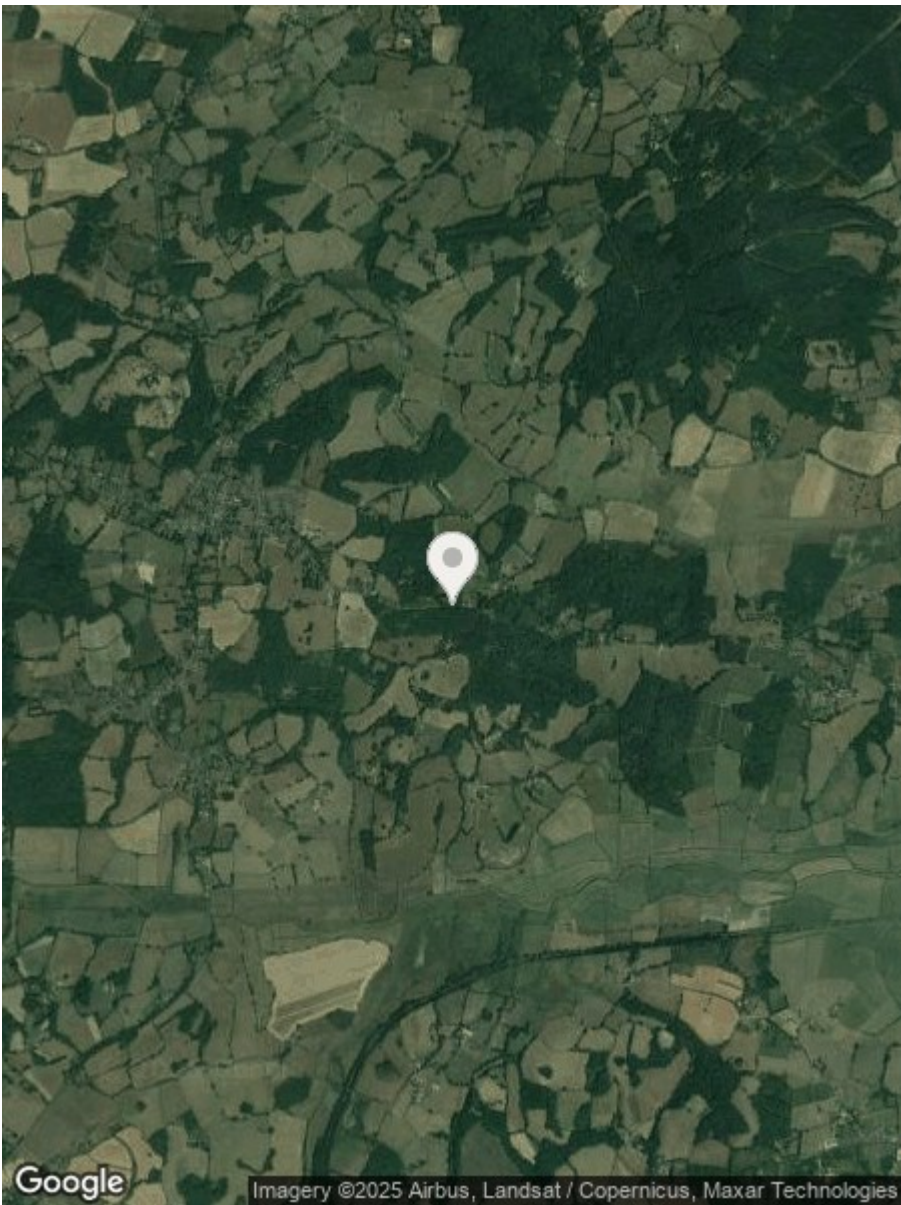
None of the services or appliances mentioned in these sale particulars have been tested.

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







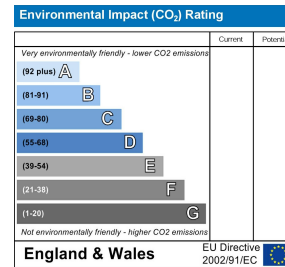
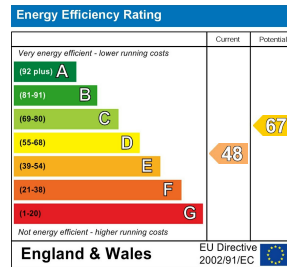
Ground Floor
Approx. 59.1 sq. metres (636.4 sq. feet)



First Floor
Approx. 43.8 sq. metres (472.0 sq. feet)



Total area: approx. 103.0 sq. metres (1108.3 sq. feet)
For illustration purposes only - not to scale



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