

**RUSH  
WITT &  
WILSON**



**9 Chestnut Close, Broad Oak, East Sussex, TN31 6DJ.  
£455,000 Freehold**



**An immaculately presented two bedroom detached bungalow located within a quiet and highly desirable residential area of Broad Oak Village. Occupying a generous corner plot position, this delightful home enjoys a bright and well balanced living space comprising a large reception hallway with built in storage, spacious living / dining room with feature bay window and open fireplace, well-lit double aspect kitchen / breakfast room, two generous double bedrooms and well appointed main shower room suite. Outside offers a private and well tended rear garden, predominantly laid to lawn with planted borders and part-walled paved seating area. The property additionally benefits from ample off road parking over two separate driveways and useful double 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.**



### **Entrance Porch**

Sliding doors to front, UPVC window to side, quarry tiled floor, obscure timber glazed door and matching sidelight windows leading through to:

### **Reception Hallway**

Oak effect laminate flooring, radiator, built in storage cupboard with hanging rail and shelf above, heating thermostat, linen cupboard with slatted shelving housing the Worcester gas boiler, access to part boarded loft space via a drop down ladder with light, doors off to the following:

### **Bedroom One**

13'1 x 12'5 (3.99m x 3.78m)

UPVC bay window to front, radiator, carpet as laid, TV point, full length wardrobe.

### **Bedroom Two**

9'9 x 9'9 (2.97m x 2.97m)

Double glazed window to rear, carpet as laid, radiator.

### **Shower Room**

7'4 x 7'5 (2.24m x 2.26m)

Obscure UPVC window to rear, oak effect LVT flooring, ceramic wall tiling, push flush wc, pedestal wash hand basin, chrome heated towel rail, double walk in shower enclosure with stone effect panelling, large rainfall head and hand held attachment.

### **Kitchen/Breakfast Room**

10'9 x 14' (3.28m x 4.27m)

Double aspect room with UPVC window to side and rear, further obscure UPVC glazed door to rear, ceramic tiled flooring, radiator, built in cupboard housing consumer unit. The kitchen comprises matching base and wall units with high gloss shaker style doors with laminate countertop,

inset stainless steel one and a half bowl sink unit with side drainer, tiled splash back, inset four ring NEFF induction hob with extractor canopy and light above, fitted Belling oven and grill, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, integrated fridge, space for further freestanding fridge/freezer.

### **Sitting/Dining Room**

16'7 x 14' (5.05m x 4.27m)

UPVC window to front, high level windows to each side, radiator, carpet as laid, space for dining table and chairs, TV point, open fireplace with polished stone hearth and oak mantel.

### **Outside**

#### **Front Garden**

Paved path leading from the front to the side, specimen tree and climbing rose, further area of hard standing for two vehicles with a high level gate leading to the rear garden.

#### **Parking**

There are two areas for parking, one of which is to the front elevation, aggregate driveway for two vehicles extending to a detached double garage, mature robin red hedgerow, paved steps leading to a front terrace with a wrap around area of lawn with a gated side access to the rear, sliding doors leading to entrance porch and internal accommodation, further parking for two vehicles to side elevations over hardstanding with high level gate to rear garden.

#### **Rear Garden**

Predominantly laid to lawn, enclosed by high level panelled fencing, variety of high level beds, gutter fed water butts, covered store adjacent to the

garage, island beds with a variety of perennials, paved path extending to a terrace providing a private sheltered seating area enclosed by high level panel fencing, censor lighting.

### **Detached Double Garage**

16' x 19'4 (4.88m x 5.89m)

Electrically operated roller door, part glazed external UPVC door to side, further UPVC window to the rear.

### **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







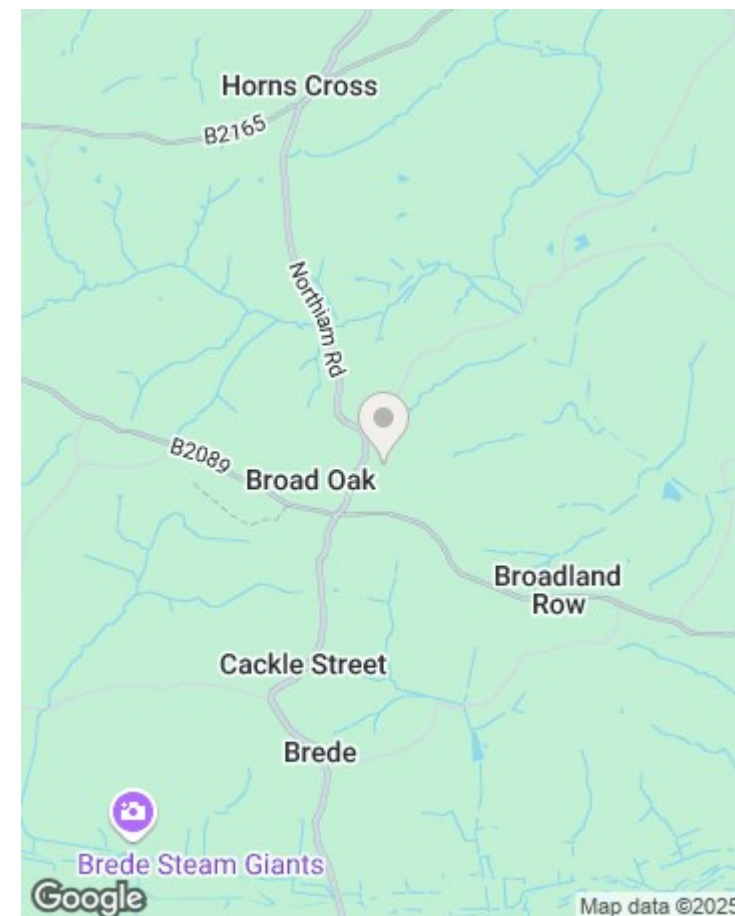






TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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