

**RUSH
WITT &
WILSON**



**Oak View, 13 Pond Close, Broad Oak, East Sussex, TN31 6DR.
£365,000 Offers in Excess of Freehold**

An immaculately presented two bedroom semi-detached bungalow occupying a quiet and highly desirable cul-de-sac position of Broad Oak Village. This delightful home enjoys a bright and airy living space throughout comprising a stunning solid oak fitted kitchen / breakfast room with range style oven, generous living room with sliding doors to the rear garden, two spacious double bedrooms each with fitted wardrobes and well appointed main shower room suite. Externally the property enjoys a private and well tended rear garden, predominantly laid to lawn with planted borders and pleasant deck terrace to one end providing the ideal alfresco dining or relaxing space. To the front offers ample off road parking and single garage. The property also benefits from a full gas central heating system and newly fitted double glazed windows and doors throughout. 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 Door

Composite front door with decorative leaded viewing panes leading into:

Inner Hallway

Oak effect laminate flooring, radiator, storage cupboard with built-in shelving housing consumer unit, access panel to loft with drop down ladder, part boarded loft space, lighting.

Kitchen

10'3 x 10' (3.12m x 3.05m)
Upvc window to the front aspect, radiator, ceramic tiled flooring, space for breakfast table and chairs, selection of fitted base and wall units with solid oak shaker style doors fitted with pewter furniture, laminated counter top with inset one and a half ceramic basin, drainer and tap, under counter space for washing machine, integrated Beko dishwasher, fitted Belling classic range style oven with seven ring gas burner, metro wall tiling, splashbacks with fitted stainless steel extractor canopy and light above, alcove for free standing fridge/freezer, wall unit housing the Worcester gas boiler.

Living Room

17'10 x 11'9 to the alcove (5.44m x 3.58m to the alcove)
Upvc window to rear, upvc sliding doors overlooking the rear garden and decked steps leading to the terrace and garden, oak laminate flooring, two radiators, fireplace.

Master Bedroom

12' x 11'11 to front of wardrobe (3.66m x 3.63m to front of wardrobe)
Upvc window to the rear aspect with radiator below, full length fitted wardrobes.

Bedroom Two

10' x 9'9 (3.05m x 2.97m)
Upvc window to the front aspect, double radiator, fitted double wardrobes, built-in shelving and hanging rails.

Shower Room

6'6 x 6'3 (1.98m x 1.91m)
Obscured upvc window to front, ceramic tiled flooring, floor to ceiling wall tiling, chrome heated towel radiator, push flush wc, vanity unit with basin and cupboards below, wall mounted mirror, large shower enclosure via a screen door, concealed mixer with rinser.

Outside

Front Garden

Off road parking for several vehicles over a concrete driveway which extends to a detached single garage, extensive front garden which is laid to lawn with planted robin red hedgerow, slate pathway extending to the main entrance, external light, driveway extends to side with high level gate and fencing to the rear garden, planted shrub borders

Rear Garden

Privately enclosed rear garden fully enclosed by high level close-board fencing, level area of lawn with decked seating area, garden shed, seating arbour, gutter-fed water butts, a variety of flowering shrub borders, external lighting, high level double gates leading to the driveway, paved path leading to the side of the garage with an external door leading to the garage.

Garage

18'5 x 8'5 (5.61m x 2.57m)
Manually operated up and door to front, power and light, upvc window to the rear aspect, external door to side.

Services

Mains drainage, gas central heating system.

Agents Note

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be

available by separate negotiation) will be provided by the Seller's Solicitors.

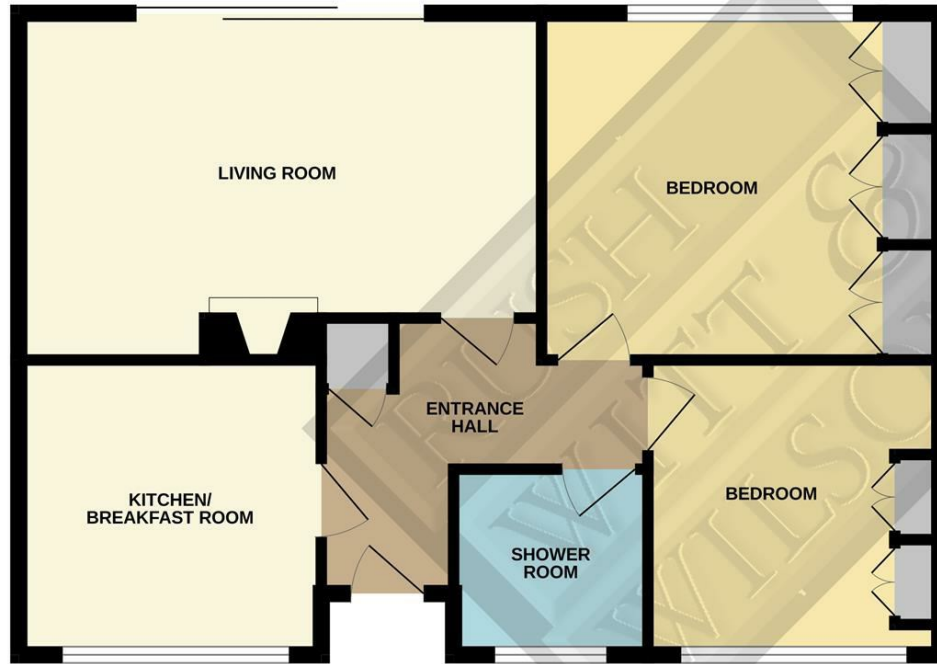
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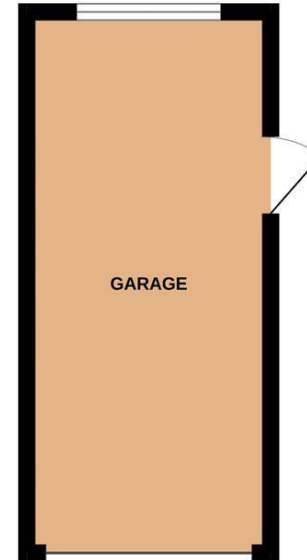




GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



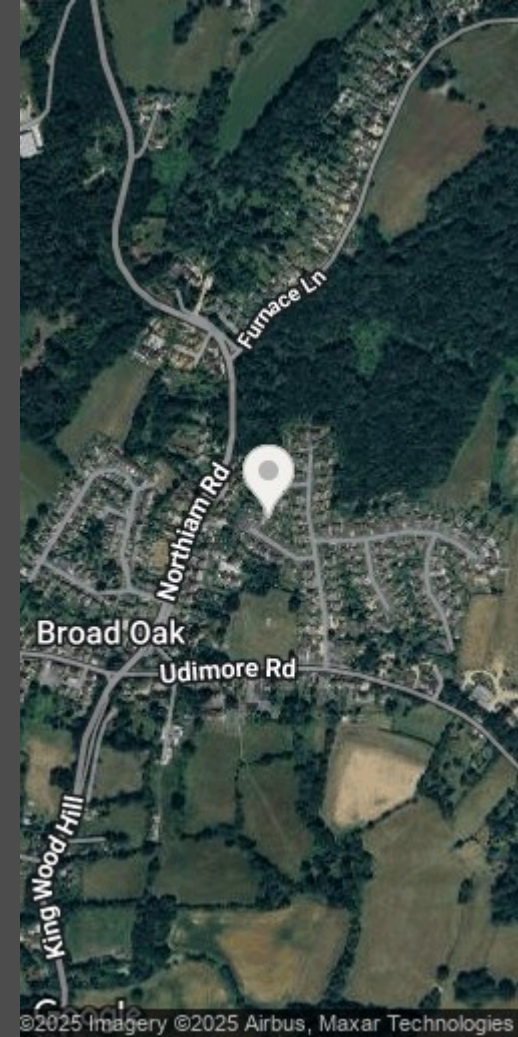
DETACHED GARAGE
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-100) A				(82-91) A	
(81-91) B				(69-81) B	
(69-80) C				(55-68) C	
(55-68) D				(39-54) D	
(39-54) E				(21-38) E	
(21-38) F				(1-20) F	
(1-20) G					
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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