

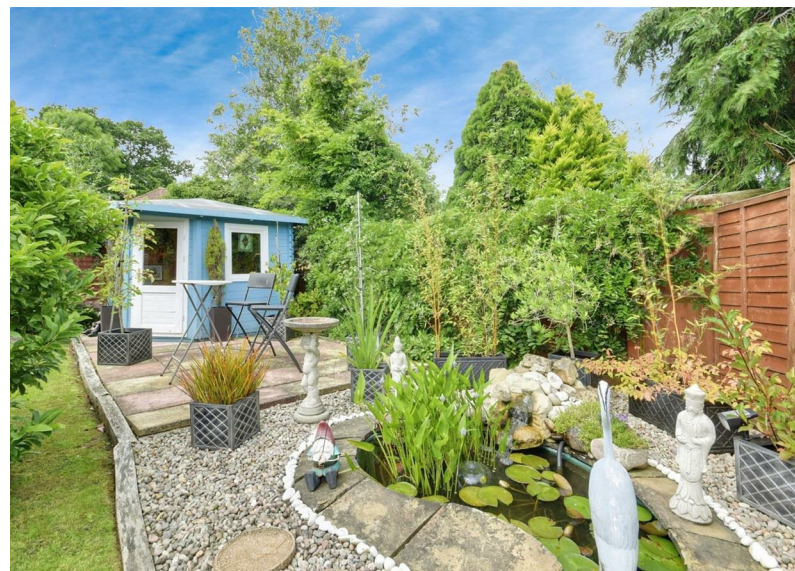
**RUSH  
WITT &  
WILSON**



**11 Pond Close, Broad Oak, East Sussex, TN31 6DR,  
Offers In Excess Of £375,000 Freehold**



**An exceptionally well presented two bedroom attached bungalow located within a quiet residential position of Broad Oak Village enjoying a generous corner plot position with stunning and well stocked landscaped garden. Accommodation comprises an 18ft living / dining room with sliding doors to the rear terrace and gardens, modern fitted kitchen and main shower room suite, generous master bedroom with fitted wardrobes and further spacious double bedroom. Outside enjoys a private and well tended rear garden enjoying an abundance of pleasant seating areas to include a large Indian Sandstone terrace to the rear, main body of lawn hosting a variety of planted borders, further paved and decked terraces with two garden sheds, greenhouse and summer house with power and lighting. To the front provides off road parking and single garage. 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 providing off road parking to front, area of lawn with decorative slate borders with topiary Buxus, driveway extending to single garage and high level gate leading to entrance and rear garden, external lighting.

## **Entrance hall**

Part-glazed UPVC door to side elevations, oak effect laminate flooring, radiator, access panel to loft with pull down ladder complete with power and lighting and housing the gas boiler, low level cupboard housing the consume unit, power and phone point.

## **Shower room**

6'6 x 6'2 (1.98m x 1.88m)

Internal door, ceramic tile flooring, obscure UPVC window to side aspect, ceramic wall tiling, push flush WC, vanity unit, recessed downlights and extractor fan, chrome heated towel radiator, large shower enclosure via screen door and contemporary mixer.

## **Bedroom 2**

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

Internal door, carpeted flooring, UPVC window to front with fitted plantation shutter blind and radiator below, light, power points.

## **Bedroom 1**

13'9 x 12' (4.19m x 3.66m)

Internal door, carpeted flooring, UPVC window to front aspect with fitted plantation shutter blind and radiator below, full length wardrobes with mirrored sliding doors, light, power point.

## **Living / dining room**

18' x 12' (5.49m x 3.66m)

Internal door, oak effect laminate flooring, UPVC sliding doors to the rear aspect, open fireplace, two contemporary anthracite column radiators, pendant lighting, power and tv points.

## **Kitchen**

14' x narrowing to 10'4 x 10'5 (4.27m x narrowing to 3.15m x 3.18m)

Internal door, wood effect herringbone vinyl flooring, part glazed external door to side, UPVC window to rear aspect, ceiling downlights, radiator. Kitchen hosts a variety of matching base and wall units with contemporary high gloss doors beneath oak block effect laminated counter tops, inset single stainless basin with drainer and rinser tap, tiled splashbacks, inset four ring gas burner with fitted stainless steel extractor canopy and light over, fitted half height Hotpoint oven and grill, power points, recess for freestanding fridge / freezer, fitted dishwasher.

## **Rear garden**

Indian sandstone paved terrace providing a private alfresco dining area, step to lower level of lawn hosting a variety well stocked borders, specimen Camelia's, hydrangeas and magnolias, slate path leading to a kitchen garden with raised beds, decorative border to one end with fish pond and pump fed water feature, high level panelled fencing with specimen Wisteria, paved terrace to one end with summer house complete with power and lighting, further decked seating area, path to side with covered entrance and high level gate leading to driveway, external tap, further sandstone terrace to side elevations enjoying a variety of raised sleeper edged beds with climbing roses and specimen Vine, two garden sheds, greenhouse, storage area for bins, external door to rear of garage.

## **Garage**

17'3 x 8'3 (5.26m x 2.51m)

Manual door to front, UPVC window to rear aspect, external door to side, power points and lighting, plumbing feed for washing machine.

## **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.







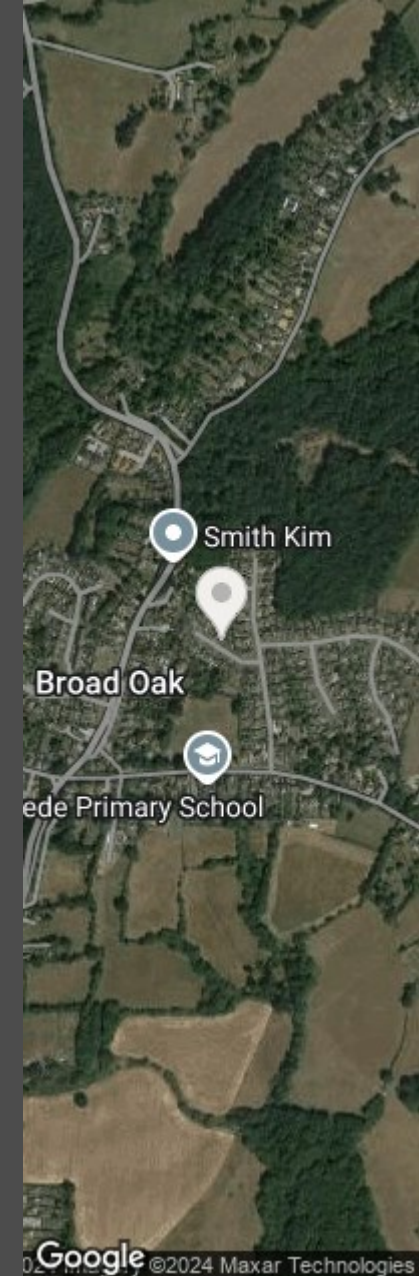




# GROUND FLOOR



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.  
Made with Metropix ©2024



**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**