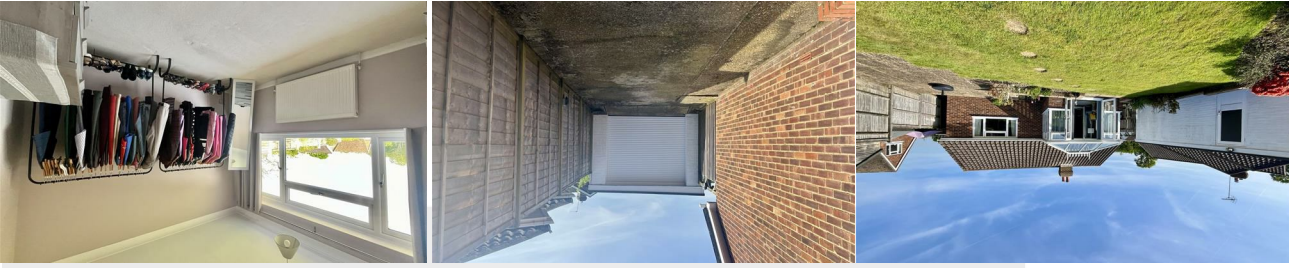
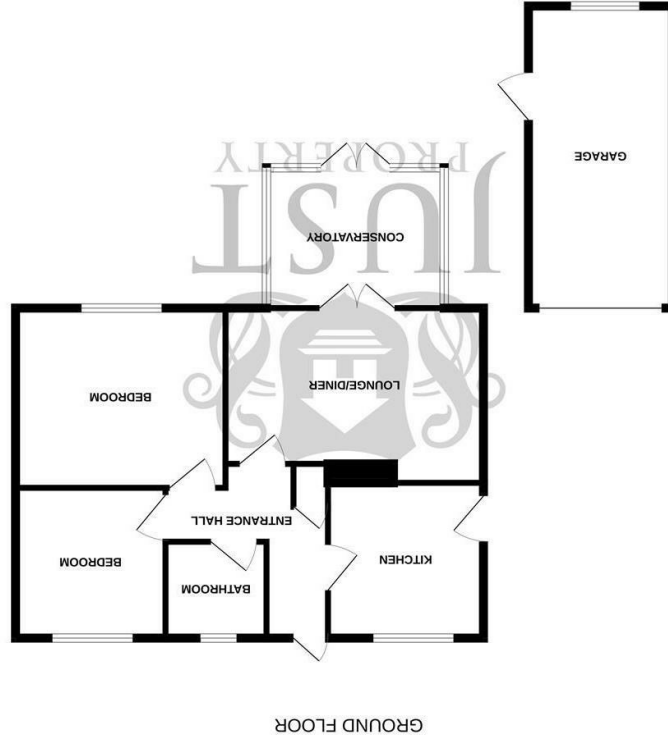


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	65
Potential	82



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2 Chestnut Close, Broad Oak, TN31 6DJ

# FLOORPLANS

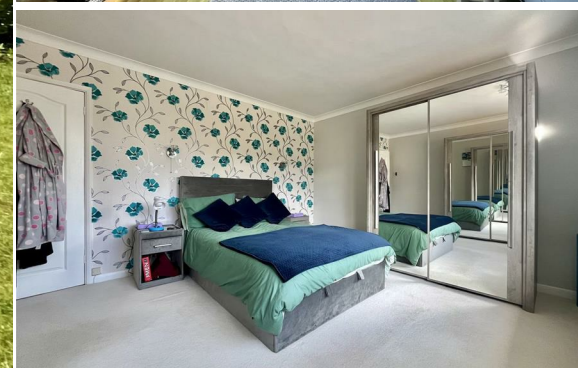


2 Bedrooms 1 Receptions 1 Bathrooms 710.42 sq ft

Freehold

£439,950

2 Chestnut Close, Broad Oak, TN31 6DJ





2 Bedrooms   1 Receptions   1 Bathrooms   710.42 sq ft

## PROPERTY DETAILS

### CHAIN FREE

Just Property are delighted to bring this well presented two bedroom DETACHED bungalow to the market, situated in a small & quiet residential Cul-de-Sac in Broad Oak. The property benefits from being within close proximity to the local primary school, public house, bus routes and the A28 leading to Westfield & Northiam. The property is also conveniently located a ten minute drive from the historic town of Rye with its selection of cafes, boutiques, shops, restaurants as well as fish market, and the seaside towns of Hastings and Bexhill are also located a short drive away.

The property provides comfortable living accommodation to include an entrance hall, a living room with feature open fireplace made from Portuguese Stone & overlooks the beautiful large rear garden, a contemporary kitchen, a 13'10 x 11'9 master bedroom, further double bedroom, rear conservatory and a good sized bathroom / WC.

Outside, there is a large driveway providing off road parking for 2-3 cars, and a 20'7 x 10'0 garage. A particular feature is the established patio & lawned rear garden which enjoys seclusion with a southerly aspect. Further benefits include gas fired central heating, upvc double glazing and a PIV fresh air filtered system Viewing is considered essential to secure this beautifully presented detached bungalow with sole agents, Just Property.

what3words ///heap.bloom.samplers



## ROOM DIMENSIONS

Front Door

L Shaped Hallway

Kitchen  
10'5" x 9'10" (3.18 x 3.00)

Lounge/ Diner  
17'10" x 11'10" (5.45 x 3.62)

Bathroom

Bedroom  
13'10" x 12'0" (4.24 x 3.66)

Bedroom  
9'10" x 9'8" (3.01 x 2.96)

Conservatory  
11'6" x 9'3" (3.51 x 2.83)

Front Garden

Rear Garden

Off Road Parking

Garage  
19'10" x 9'9" (6.06 x 2.99)

## FEATURES

- CHAIN FREE
- Detached Bungalow
- Semi Rural Location
- Two Bedrooms
- Immaculate Condition
- Secluded Garden
- Garage
- Driveway Providing Off Road Parking
- Close to Rye
- Conservatory

