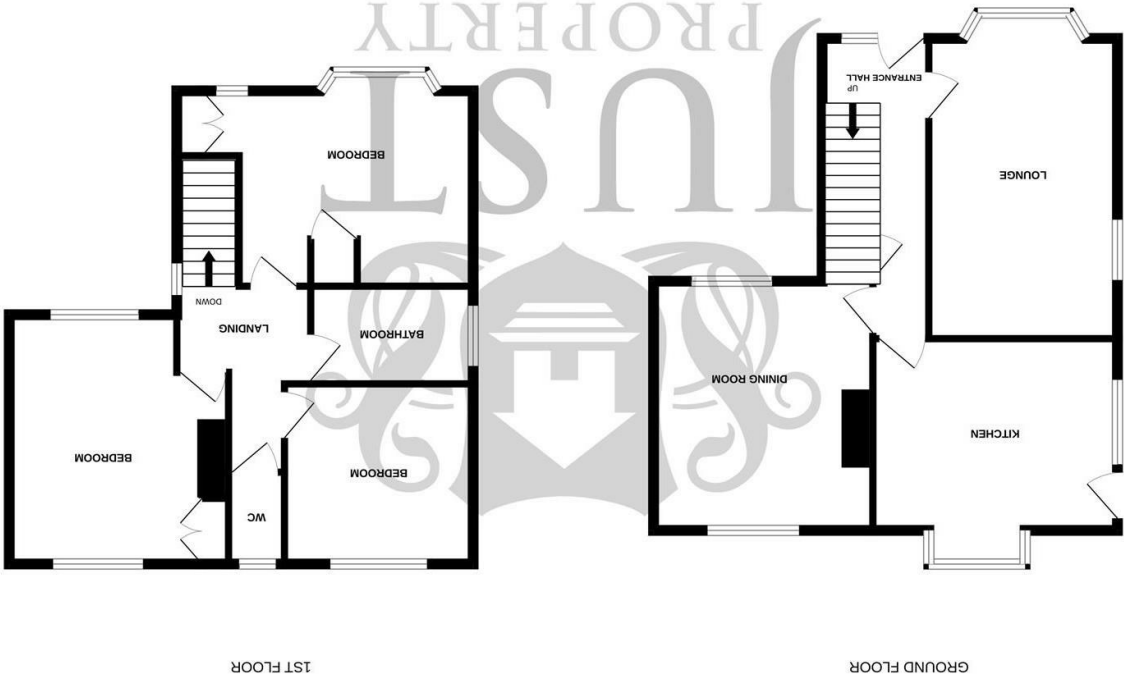




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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 5/2023



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		
Potential		
79		
65		



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Tanglewood Chitcombe Road, Broad Oak, TN31 6EU

## FLOORPLANS



Tanglewood Chitcombe Road, Broad Oak, TN31 6EU

Freehold

£675,000










Freehold


£675,000



 3 Bedrooms

 2 Receptions

 1 Bathrooms

 1194.79 sq ft

## PROPERTY DETAILS

\*\*\* O.I.E.O £675,000 - CHAIN FREE \*\*\*

Just Property is excited to bring to the market a fantastic three double bedroom detached residence which boasts approximately two and a half acres of land (TBV). The house is situated on the outskirts of the village of Broad Oak, Brede, which offers facilities including a general store, baker and public house as well as a doctor’s surgery and the local primary school. There is a mainline railway station close by at Robertsbridge as well as in the nearby towns of Rye, Hastings, Battle, Bexhill and Winchelsea, all within easy driving distance.

The property’s accommodation is arranged over two floors and includes an entrance hallway, a bay window lounge to the front and dual aspect dining room and a spacious kitchen, both overlooking the stunning gardens. To the first floor landing, there are three double bedrooms, two with south-facing views over open countryside, a bathroom and separate WC.

The property stands in approximately two and a half acres of land which was formerly used as a market garden. Leading through the front gates there is a tarmac driveway with parking for several vehicles and a single garage. The property also offers an attractive front garden with many established plants and shrubs. The rear gardens consist of a raised lawned area leading from the kitchen, a spacious lower lawn which leads down to the vast and beautiful informal gardens into a picturesque, wooded area. There are various brick out-buildings and potting sheds to the rear of the property which enjoys commanding views across open countryside.

Further benefits of this property include gas-fired central heating, double glazing and a wonderful rural location. To fully appreciate this rare opportunity, a viewing is considered essential via the vendor’s sole agent Just Property.

W.3.W. location - [///comedy.parading.jiggle](#)

## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	10'4" x 9'10" (3.16 x 3)
Lounge	Separate W.C
16'4" x 10'2" (4.99 x 3.12)	Off Road Parking for Multiple Vehicles
Dining Room	Garage
13'1" x 11'11" (4 x 3.65)	Brick Built Out Building
Spacious Kitchen	Rear Gardens (approximately 2.5 Acres of Land)
13'6" x 9'10" (4.14 x 3)	Front Garden
Stairs to First Floor Landing	
Bedroom	
13'8" x 10'8" (4.18 x 3.26)	
Bathroom	
8'10" x 5'2" (2.7 x 1.6)	
Bedroom	
13'1" x 11'11" (4 x 3.65)	

## FEATURES

- \*\* CHAIN FREE \*\*\*
- Detached House
- 3 Double Bedrooms
- Approximately 2.5 Acres of Land (TBV)
- Former Market Garden
- Garage and Off Road Parking
- South Facing Views
- Sought After Village Location
- Double Glazed and Gas Central Heating
- Two Reception Rooms



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.