



**Moloney**  
COUNTRY PROPERTY



2 GURNEY CLOSE BROAD OAK, BREDE

## 2 GURNEY CLOSE, BROAD OAK, BREDE, EAST SUSSEX TN31 6FN

AN IMMACULATLY PRESENTED, DETACHED 3 BED BUNGALOW LOCATED ON A PRIVATE ROAD ON THE OUTSKIRTS OF THE VILLAGE. STYLISH CONTEMPORARY ACCOMMODATION INCLUDING AN OPEN PLAN SITTING/DINING ROOM/ KITCHEN, 3 DOUBLE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM AND LUXURIOUSLY FITTED BATH & SHOWER ROOM. OFF ROAD PARKING, ENCLOSED REAR GARDEN WITH LARGE PAVED TERRACE AND SUMMERHOUSE. 6 YEARS BUILD ZONE GUARANTEE REMAINING. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE HALL, OPEN PLAN KITCHEN/DINING/SITTING ROOM, BEDROOM ONE WITH EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS, FAMILY BATH AND SHOWER ROOM. FRONT GARDEN, OFF ROAD PARKING, ENCLOSED REAR GARDEN WITH PAVED TERRACE, SUMMERHOUSE & TIMBER STORE. GAS CENTRAL HEATING.



Steps up to covered porch, composite door to:

**ENTRANCE HALL:** Matching doors to all rooms. Loft hatch. Inset lights. Wood effect floor. Large storage cupboard. Opens to:

**OPEN PLAN SITTING/DINING ROOM/KITCHEN:** Sitting/Dining Area; Doors leading out to the rear paved terrace, obscure double glazed window to side. TV point. Matching laminate wood effect floor throughout. Contemporary wall mounted electric fire. Space for a dining table. Inset ceiling lights. Kitchen: Double glazed window enjoying views over the rear garden, obscure glazed window to side. Fitted with comprehensive range of base and wall units with square edge granite work top over, inset with 1 1/2 bowl stainless steel sink unit with machined drainer to side. Smeg dual fuel range style cooker with matching granite splashback, extractor/light over. Recycling unit, drawer unit, integrated tumble dryer, washing machine & dishwasher. Corner carousel units, saucepan drawers. Built in Smeg multi oven with cupboards above, drawers below. Space for side by side American fridge freezer. Cupboard housing Ideal gas fired boiler. Pull out shelved larder cupboard. Breakfast bar with pendant lights over, inset ceiling lights.

**MASTER BEDROOM:** Double glazed window to the front. TV point. Door to:

**EN-SUITE SHOWER ROOM:** Obscure double glazed window to side. Fitted with white suite comprising WC, hand basin set into dark grey high gloss storage unit with tiled splashback, illuminated, mirror doored cabinet over & double sliding door tiled shower cubicle. Chrome ladder style heated towel rail. Tiled floor, inset ceiling lights, extractor.

**BEDROOM TWO:** Double glazed window to the front. TV point.

**GUIDE PRICE £510,000**



**BATH AND SHOWER ROOM:** Obscure glazed window to side. Fitted with white suite comprising WC, basin set into dark grey high gloss storage unit, panelled bath in tiled surround and fully tiled walk in shower cubicle with glass screen to side. Tiled floor. Chrome ladder style heated towel rail.

**BEDROOM THREE:** Double glazed window to side. TV point.

**OUTSIDE:** The property is approached over a quiet, gravelled private road, with paved driveway to the front providing parking for two/three vehicles with an area level lawn to the side. Paved steps with metal handrail lead to the front door. Gated paths to both sides lead to the rear garden with large timber garden store, light and power connected to the left. To the rear of the property is a large sandstone paved terrace for alfresco dining with steps up to the main area of garden, mainly laid to level planted beds and borders and a large summer house on a gravelled area to the side. Outside lights, tap & electrical sockets.

**SERVICES:** All mains services are connected. Gas central heating.

**FLOOR AREA:** 105 m<sup>2</sup> (1,130 ft<sup>2</sup>) Approx.

**EPC RATING:** 'B'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'E'

**TENURE:** Freehold.

**MANAGEMENT CHARGE:** Relating to common areas approx. £100pa contribution to Gurney Close Management Company.

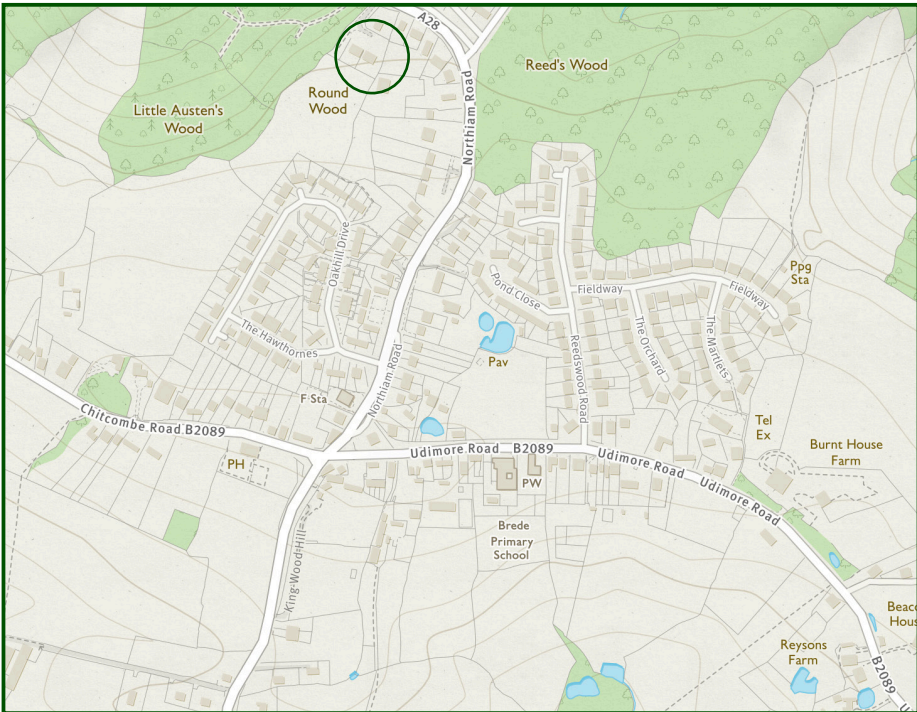
**TRANSPORT LINKS:** For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Travelling south on the A28 from Northiam towards Hastings, continue up the hill into Broad Oak, Gurney Close will be found on the right just before the turning on the left in Furnace Lane

**What3Words (Location):** [///hologram.extremely.vote](https://www.what3words.com////hologram.extremely.vote)

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

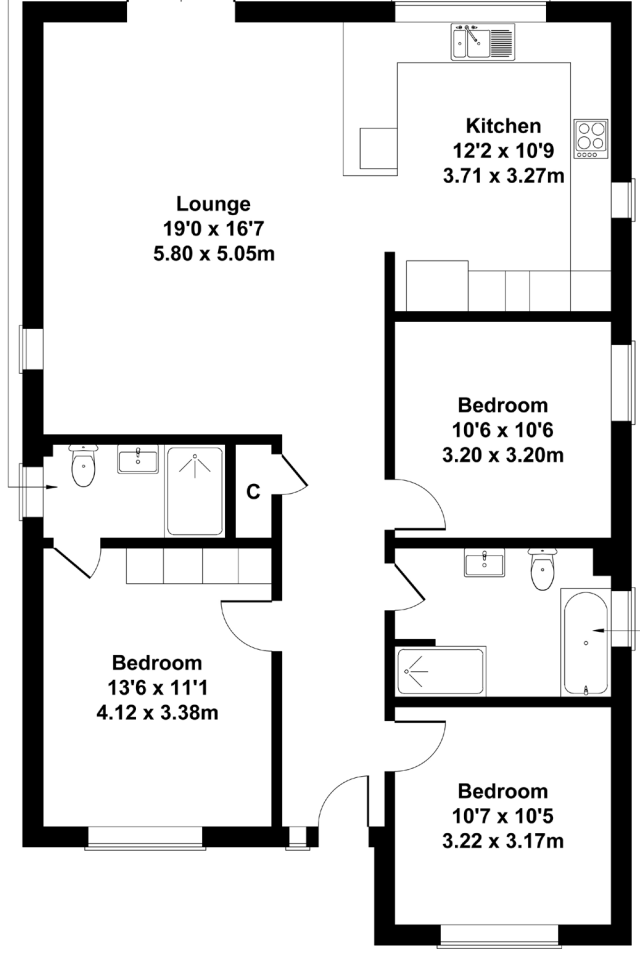
## 2 Gurney Close

Approximate Gross Internal Area

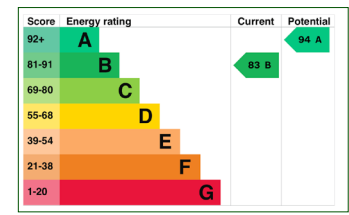
1130 sq ft - 105 sq m

En-suite  
8'8 x 4'6  
2.63 x 1.38m

Bathroom  
10'6 x 7'3  
3.20 x 2.20m



Not to Scale.  
For Illustrative Purposes Only.



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