
Moloney
COUNTRY PROPERTY
7 CHESTNUT CLOSE
BROAD OAK, BREDE

7 CHESTNUT CLOSE, BROAD OAK, BREDE, EAST SUSSEX TN31 6DJ

A BEAUTIFULLY PRESENTED, 3 BED, SEMI DETACHED BUNGALOW, LOCATED IN A QUIET AND HIGHLY SOUGHT AFTER RESIDENTIAL AREA CONVENIENT FOR LOCAL VILLAGE AMENITIES, ENJOYING SPACIOUS, VERSATILE ACCOMMODATION INCLUDING A MODERN FITTED KITCHEN, SITTING/DINING ROOM WITH WOOD BURNING STOVE, 3 GENEROUS DOUBLE BEDROOMS AND STYLISH CONTEMPORARY BATH/SHOWER ROOM. OUTSIDE THERE IS A PRIVATE AND LEVEL REAR GARDEN WITH PAVED AND DECKED TERRACES, AMPLE OFF ROAD PARKING AND A DETACHED GARAGE. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE PORCH, ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, REAR LOBBY, BEDROOM ONE, 2 FURTHER DOUBLE BEDROOMS, BATH & SHOWER ROOM. DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES, FRONT GARDEN, DETACHED SINGLE GARAGE, GOOD SIZE REAR GARDEN ENJOYING A WOODLAND BACKDROP, GAS CENTRAL HEATING.





Front door with inset leaded light glazed panels, matching panels to both sides to:

ENTRANCE PORCH: Full height double glazed panel to side. Cloaks hooks, built in storage. Wood effect floor. Step up with double glazed door to:

ENTRANCE HALL: Matching doors to all rooms. Built in storage cupboard. Loft hatch. Wood effect floor.

SITTING/DINING ROOM: Double glazed picture window enjoying views over the rear garden and woodland backdrop beyond. Fireplace inset with cast iron wood burning stove on stone hearth with oak beam over. Wall light points, vertical radiator. TV point.

KITCHEN: Double glazed window enjoy views over the rear garden. Fitted with range of cream, soft close base and wall units with square edge wood block worktop over, inset with 1 1/2 bowl, single drainer stainless steel sink unit. Gas cooker point with extractor over, plumbing for dishwasher and washing machine, space for tumble dryer. Eye level cupboards over with over worktop lighting, metro tiled splash-backs. Inset ceiling lights. Wood effect laminate floor. Opens to:

REAR LOBBY: Part double glazed door leading out to the rear paved terrace. Worcester gas fired boiler servicing hot water & central heating.

BEDROOM ONE: Double glazed window to the front with shutters. Range of built-in wardrobe cupboards with hanging rails and shelves, matching dressing table. Painted panelled bed head with bedside lighting.

GUIDE PRICE £435,000







BEDROOM TWO: Double glazed window to the front with shutters. Wood effect floor. Range of storage incorporating desk with cupboards below, shelves above and fold down bed (This room can easily be used as a dining room if so required)

BEDROOM THREE: Double glazed window to the front, high level window to side. Coved ceiling.

BATH/SHOWER ROOM: Fitted with white contemporary style suite comprising back to wall WC, basin set into white high gloss storage unit and shower bath with shower over, glass screen to side. Chrome ladder style heated towel rail. Wood effect tiled floor with underfloor heating. Inset ceiling lights and sun tube skylight.

OUTSIDE: The property is approached from the road over a paved driveway providing parking for several vehicles, leading to the detached, brick built single garage. The front garden is laid to lawn with a hedged boundary to one side and a planted borders. A paved pathway leads to the front door. A gate to the side gives access to the good size rear garden, which is hedged and fenced to all sides and enjoys a woodland backdrop, a part paved, part decked terrace area for alfresco dining and planted borders. Timber store & potting shed.

SERVICES: All mains services are connected. Gas central heating.
FLOOR AREA: 88 m^2 (947 ft^2) Approx.
EPC RATING: 'D'
LOCAL AUTHORITY: Rother District Council.
COUNCIL TAX BAND: 'D'
TENURE: Freehold

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.

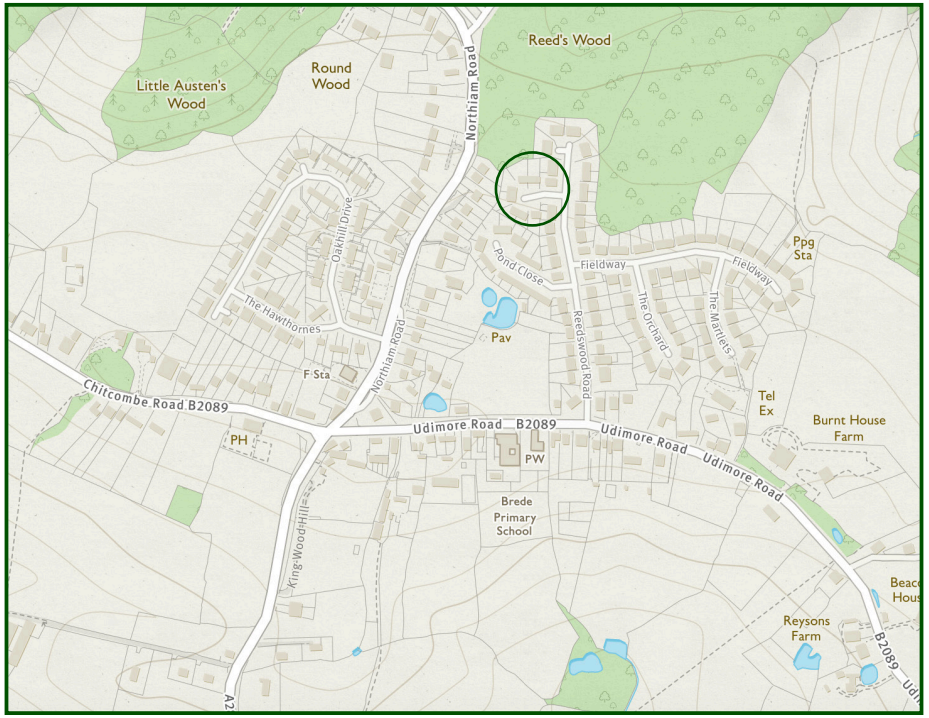
The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A28 proceed into Broad Oak, turning left at the crossroads, B2089, Udimore Rd, signposted Rye. Take the first left into Reedswood Rd and second left into Chestnut Close, No. 7 will be found at the end of the cul-de-sac on the right.

What3Words (Location): ///candidate.ropes.villas

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

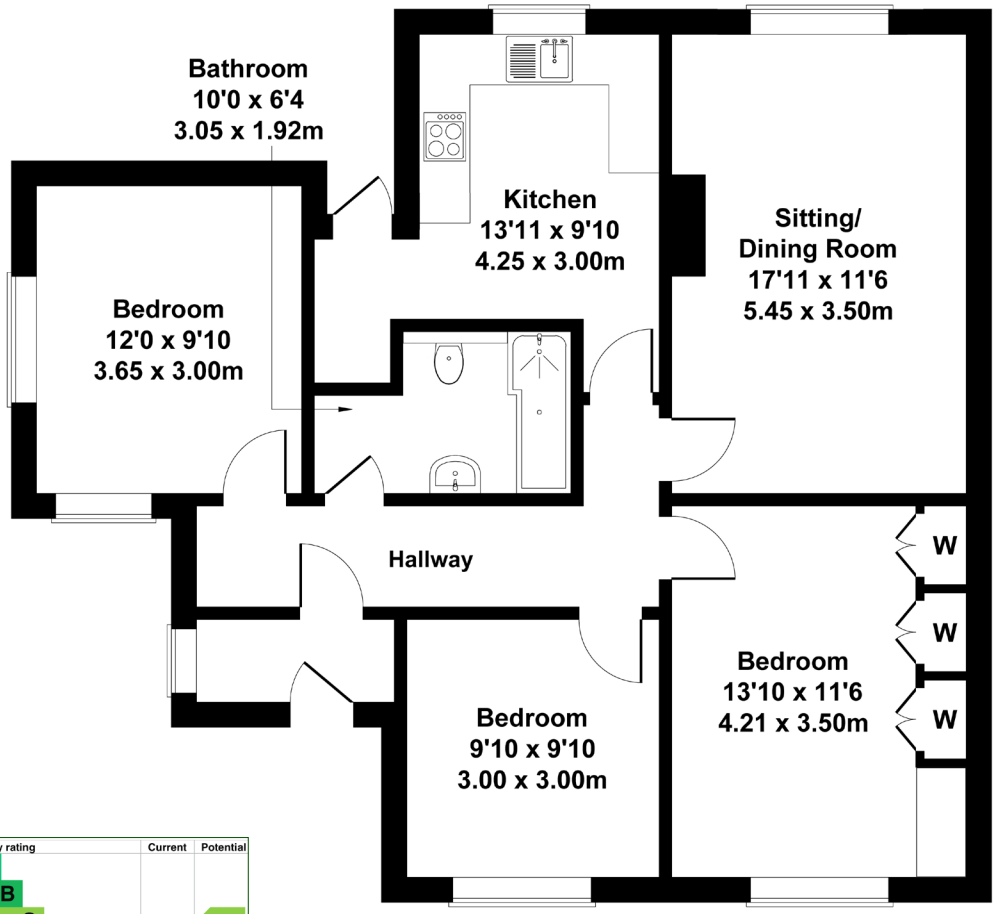


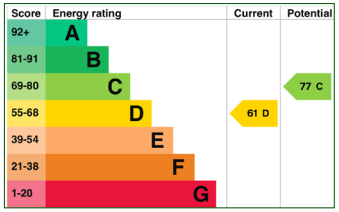


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

7 Chestnut Close

Approximate Gross Internal Area
947 sq ft - 88 sq m





Not to Scale.
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