

11 Tillingham View, Broad Oak, East Sussex TN31 6EL
£400,000 - £425,000 Guide Price Freehold

**** GUIDE PRICE £400,000 - £425,000 ** A spacious and well presented three bedroom link-detached family home located within the highly desirable village of Broad Oak. This delightful home provides a bright and well-balanced living space comprising a reception hall with built in storage, ground floor wc, generous main living room, kitchen/breakfast room and adjoining conservatory with doors to the rear garden. To the first floor the property offers a good sized master bedroom with full length fitted wardrobes, further double and single bedrooms together with a well appointed family bathroom suite. Externally the property enjoys a generous and well tended rear garden hosting a variety of established flowering shrub borders. Steps extend from paved seating area to the main body of lawn with two useful garden sheds. To the front provides off road parking and attached single garage. The property offers immediate access to a choice of excellent walking routes, two pubs serving food, village bakery, convenience store, well regarded local primary school and nursery. Further high street shopping are available at both Battle and Rye just 7 miles away each also offering a choice of mainline stations with services to London.**








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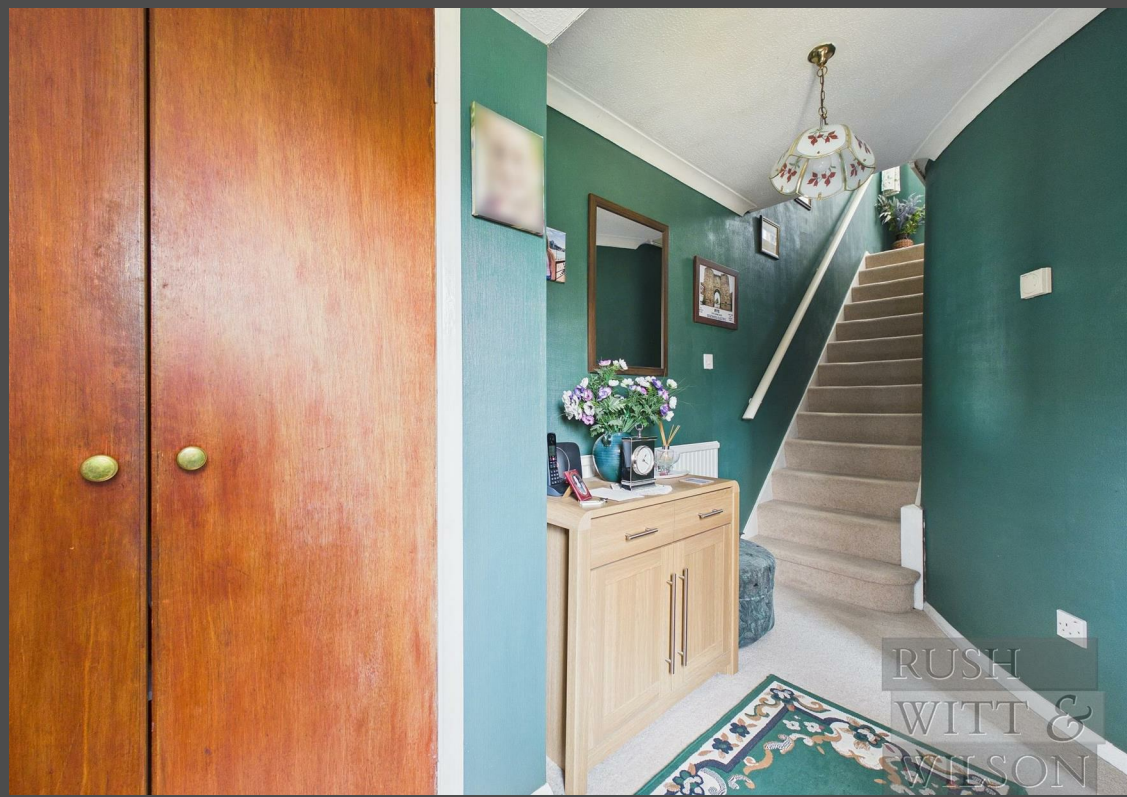

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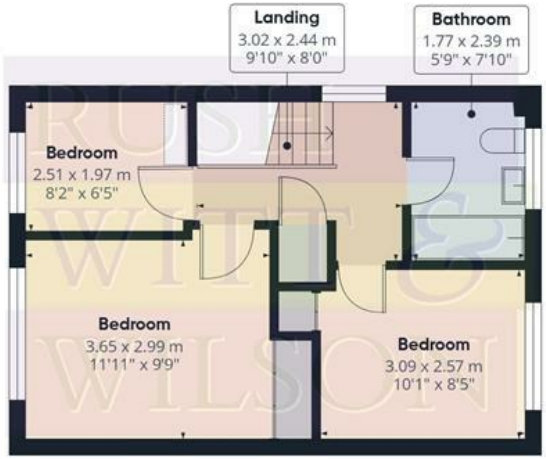

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Floor 0





Floor 1

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Approximate total area(1)

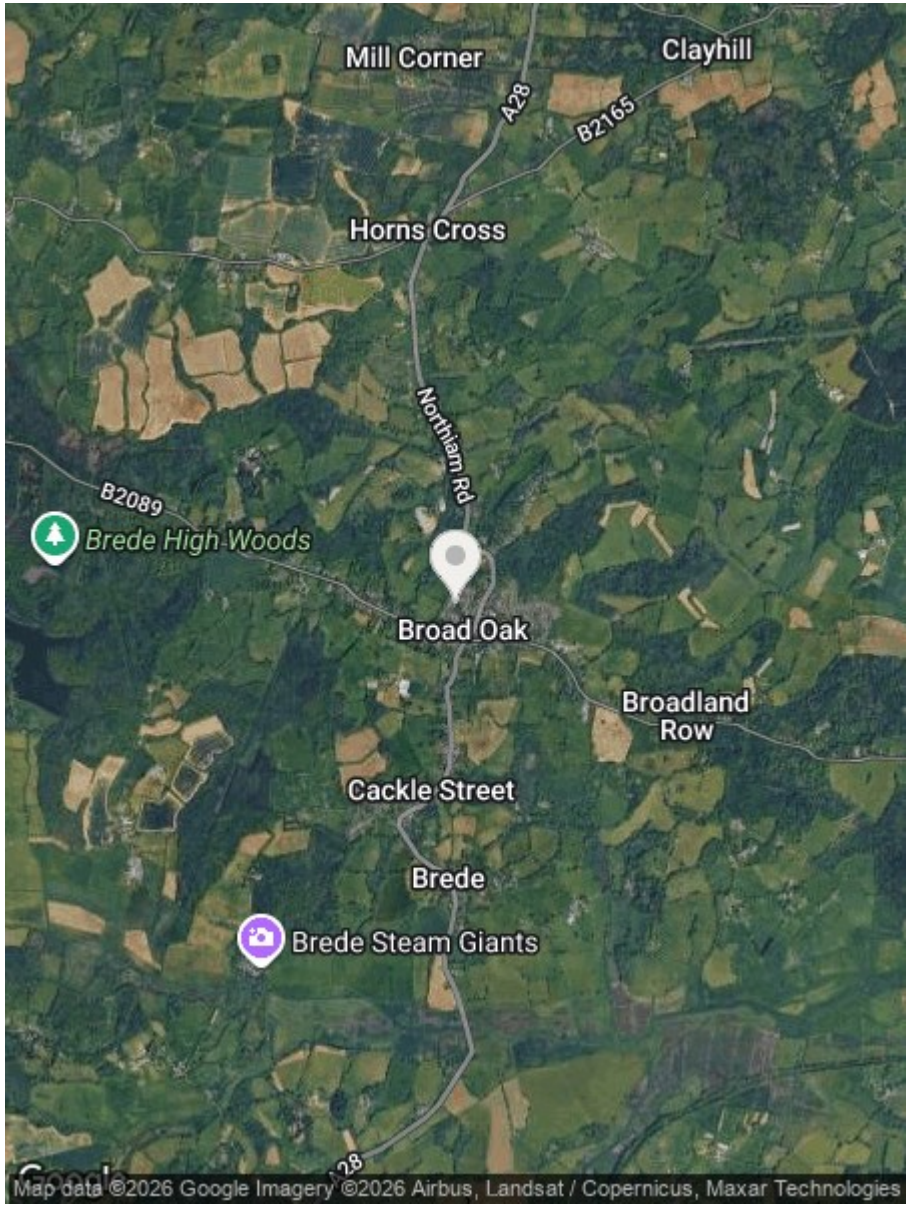
99.3 m²

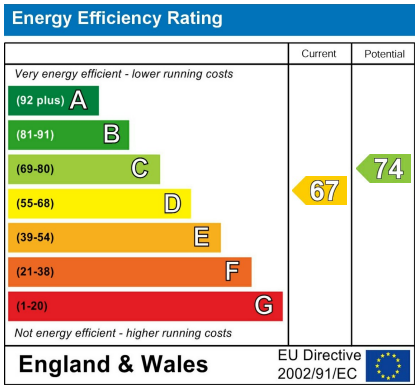
1067 ft²

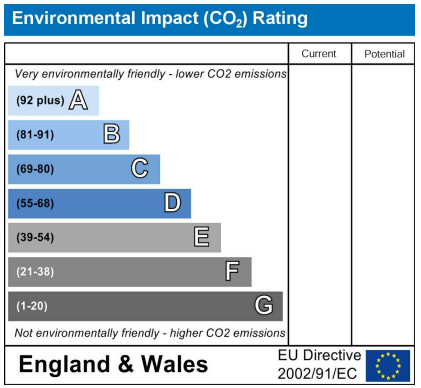
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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