



HIGHVIEW ROAD, BROAD OAK
HEATHFIELD - OFFERS IN THE REGION OF £440,000



**The Oaks, Highview Road,
Broad Oak, Heathfield TN21 8SE**

**Enclosed Porch - Entrance Hall - Sitting Room -
Kitchen/Breakfast Room - Utility Room - Dining Room -
Downstairs Bathroom - Three Bedrooms - Separate WC
- En-Suite Shower Room - Roof & Sun Terraces With Far
Reaching Views - Front & Rear Gardens - Double Width
Garage With Single Opening & Electric Roller Door -
Long Driveway With Turning Area**

A generously sized 3 bedroom chalet bungalow on a larger than average plot situated in the sought after village of Broad Oak with local shop/post office and approximately 1.5 miles from Heathfield town centre. The accommodation internally is bright and spacious with large double glazed windows throughout and well proportioned rooms featuring sitting room, kitchen/breakfast room with integral appliances and separate utility room. The downstairs accommodation also features a bathroom, separate WC and two double bedrooms with far reaching views across the High Weald. There is a further reception room with stairs leading to the master bedroom plus en-suite shower room and doors to roof balcony, also with panoramic views. Externally are front and rear gardens with shed and log cabin. Double width garage with single opening and electric roller door. Large driveway and turning area. NO ONWARD CHAIN.

Enclosed porch leading to:

ENTRANCE HALL:

A spacious entrance hall with cupboard housing fuse box and meters. Radiator.

SITTING ROOM:

Dual aspect double glazed windows. Coal effect electric fire with wood and stone surround. Radiator.

KITCHEN/BREAKFAST ROOM:

Dual aspect double glazed windows. Matching wall and base cupboards. Stone effect worktops with inset AEG electric induction hob plus extractor fan. Built-in Zanussi electric oven. Integral dishwasher, fridge and freezer. One and a half bow sink. Airing cupboard with slatted shelving. Gas-fired boiler. Viny floor. Radiator.



UTILITY ROOM:

Built-in cupboards, washing machine and door to raised SUN TERRACE with far reaching views.

BEDROOM 2:

Double glazed window. Double wardrobes with bed recess and cupboards over. Further built-in dressing table and drawers. Radiator.

BEDROOM 3:

Double glazed windows with distant views across the High Weald. Radiator.

DOWNSTAIRS CLOAKROOM:

Obscured double glazed window. WC. Tiled flooring.

DOWNSTAIRS BATHROOM:

Obscured double glazed window. Wash basin. Bath with shower attachment over. Part tiled walls. Tiled flooring. Heated towel rail.

DINING ROOM:

Double glazed window overlooking the rear garden. Radiator. Stairs up to:

MASTER BEDROOM:

A spacious room with Velux window and doors to ROOF BALCONY with panoramic countryside views of the High Weald. Built-in drawers and eaves storage. Radiator.

EN-SUITE SHOWER ROOM:

Velux window. Wash basin. WC. Walk-in electric shower. Extractor fan. Radiator.

OUTSIDE:

The FRONT of the property is enclosed by a brick wall with trailing Wisteria and an area of lawn with established shrubs. A long private driveway leads to an extensive gated parking area with turning space and access to a double width GARAGE with single width opening electric roller door, power, light, two obscured double glazed windows and personal door to the side. Additional carport. The REAR garden offers a SUN TERRACE with far reaching views adjacent to the property leading to side access path to front garden plus area of shrubs. Area of lawn with established shrubs and further patio, shed and summerhouse.

Elevated view from balcony



SITUATION:

The sought after village of Broad Oak is set in the High Weald AONB and enjoys local shops and amenities to include a village hall, pre-school nursery, Church, general store with post office and local gym. The market town of Heathfield is only approximately 2 miles distant giving an excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes' drive respectively).

VIEWING: By appointment with Wood & Pilcher 01435 862211

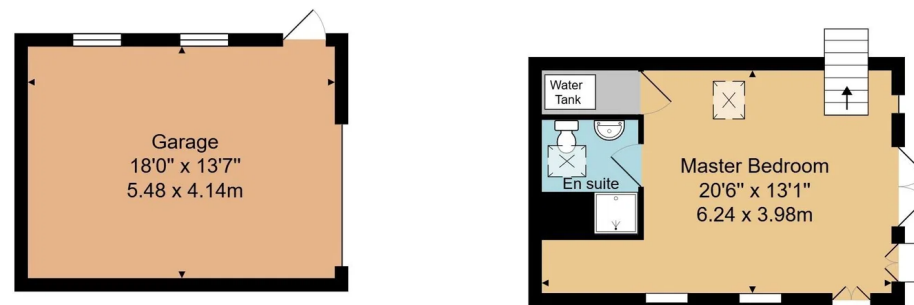
TENURE: Freehold

COUNCIL TAX: E

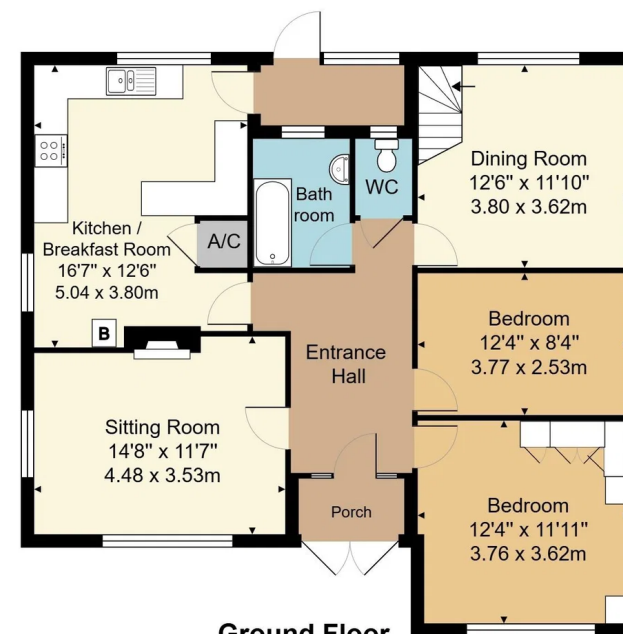
ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas-fired

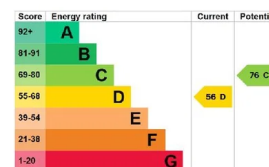
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



First Floor



Ground Floor



House Approx. Gross Internal Area 1290 sq. ft / 119.8 sq. m
Garage Approx. Internal Area 244 sq. ft / 22.7 sq.m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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