

**RUSH  
WITT &  
WILSON**



**7 The Martlets, Broad Oak, East Sussex TN31 6DN  
Guide Price £475,000 Freehold**

## **VILLAGE BUNGALOW WITH GOOD SIZE SOUTHERLY FACING GARDEN**

**Rush Witt & Wilson are pleased to offer a well presented detached bungalow located at the head of a cul-de-sac forming part of the popular residential development in the heart of Broad Oak.**

**The accommodation comprises three double bedrooms, double aspect living room with direct access to the southerly facing garden adjoining kitchen/breakfast room, shower room and a separate cloakroom/wc.**

**Driveway parking, reduced garage/store, good size garden to the rear with a useful outbuilding/studio.**

**For further information or to arrange a viewing please contact our Rye Office 01797 224000.**



## Locality

The property forms part of the popular Reedswood Road development in the village of Broad Oak and occupies a tucked away position at the head of the cul de sac.

Local amenities in Broad Oak and neighbouring Brede include a general store, active Community Hall which also hosts a Weekly Farmers Market, Bakery, Public Houses / Restaurants and a Doctors Surgery.

Situated within an area of outstanding natural beauty, the village is surrounded by beautiful undulating countryside containing many places of general and historic interest.

The areas primary towns of Rye, Battle, Hastings and Tenterden are all only a short drive away and offer further shopping, sporting and recreational amenities.

## Reception Hallway

Glazed panel door to the front, two built-in cupboards, glazed door to:

## Living/Dining Room

22'1 x 12' (6.73m x 3.66m)

Double aspect with windows to the front and large sliding doors to the rear, fireplace with inset log burner and is open plan to:

## Kitchen/Breakfast Room

12' x 10'2 (3.66m x 3.10m )

Window to the rear elevation, extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards and an upright unit, complimenting solid worktop with inset sink, Rangemaster Range with induction hob, integrated dishwasher, multipaneled glazed door back to the reception hallway.

## Bedroom

13'10 x 12'5 (4.22m x 3.78m)

Window to front.

## Bedroom

12' x 9'5 (3.66m x 2.87m)

Window to rear.

## Bedroom

15'3 x 8'11 (4.65m x 2.72m)

Double aspect with windows to the rear and side elevations and is accessed via the living room and could be ideal as a home office or snug.

## Shower Room

6'2 x 5'6 (1.88m x 1.68m )

Obscured glazed window to the side, wash hand basin, low level wc, shower cubicle, heated towel rail.

## Cloakroom/WC

Obscured glazed window to the side elevation, white suite comprising compact wash hand basin and low level flush wc, wall and floor tiling.

## Outside

### Front Garden

Block paved driveway provides off road parking and access to the garage/store and the path continues to the front door, area of level lawn and gated access to either side.

### Garage

The garage has been reduced in size to enable the creation of a larger bedroom but still provides useful storage and can potentially be used for bicycles and motorbikes.

### Rear Garden

Good sized garden and enjoys a southerly aspect, paved terrace and path to the rear, further area of garden to the side, level lawn interspersed with variety of trees and shrubs, timber studio/outbuilding (see below)

### Studio / Outbuilding

11'10 x 7'7 (3.61m x 2.31m)

A substantial detached outbuilding considered ideal for home office / stuio use, subject to any necessary consent. Light / power connected.

### Agents Note

Council Tax Band - E

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.

## Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

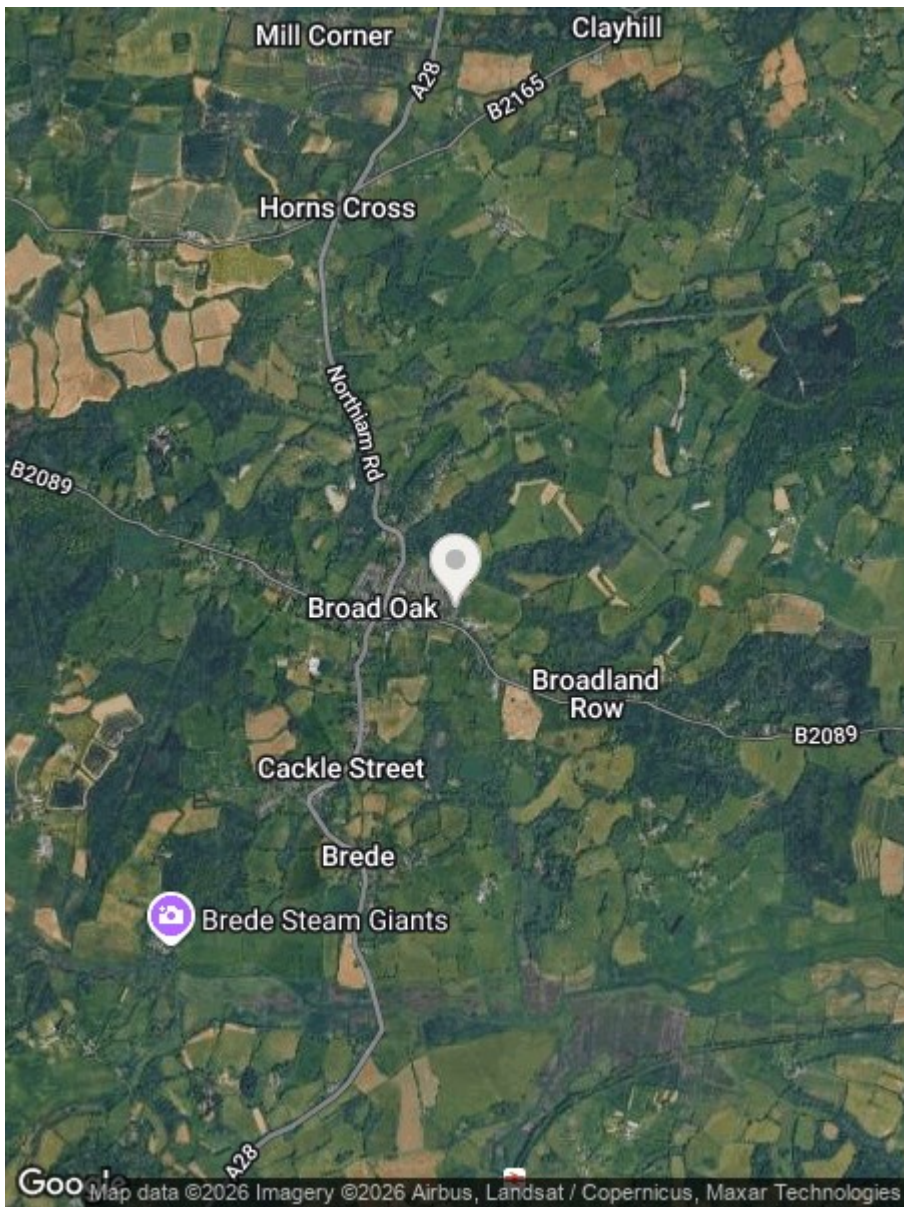
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>







GROUND FLOOR  
1117 sq.ft. (103.8 sq.m.) approx.

GARDEN STUDIO  
89 sq.ft. (8.3 sq.m.) approx.

TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.  
 Whilst 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.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		60	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

**RUSH  
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