



Moloney
COUNTRY PROPERTY



ROYSTON BROAD OAK, BREDE

ROYSTON, REEDSWOOD ROAD, BROAD OAK, NR. RYE, EAST SUSSEX TN31 6DH

CHAIN FREE. AN EXCEPTIONALLY WELL PRESENTED 2 BED SINGLE STOREY COTTAGE, HAVING BEEN COMPLETELY REFURBISHED, ACCOMMODATION COMPRISES DOUBLE ASPECT SITTING ROOM, KITCHEN / DINING ROOM, TWO DOUBLE BEDROOMS AND SHOWER ROOM. **PARKING** FOR TWO CARS, PRIVATE LANDSCAPED GARDEN TO THE SIDE WITH LARGE PAVED TERRACE. IDEAL MAIN OR SECOND HOME, WITH INCOME POTENTIAL.

ACCOMMODATION LIST: SITTING ROOM, KITCHEN/DINING ROOM, 2 BEDROOMS, SHOWER ROOM. OFF ROAD PARKING. SIDE GARDEN WITH LARGE PAVED TERRACE, LAWN & MATURE PLANTED BORDERS.



Doors to:

KITCHEN / DINING ROOM: Window and double doors to the side. Fitted with a range of cream high gloss base and wall units with wood effect laminate worktop over, with inset with stainless steel sink. Tiled splashbacks. Ceramic hob with oven beneath and extractor over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Inset lighting. Wood effect laminate floor throughout.

SITTING ROOM: Double aspect room with window to the rear and double doors to the side opening to the terrace. Vaulted ceiling. Inset ceiling lights.

BEDROOM: A light and airy double aspect room, window to the front, double doors to the rear. Vaulted ceiling. Inset ceiling lights.

BEDROOM: Window to the front. Wall light points. Loft hatch.

SHOWER ROOM: Obscure glazed window to the side. Fitted with white suite comprising WC, hand basin & tiled shower cubicle. White ladder style heated towel rail. Inset ceiling lights. Mirror doored cabinet.



GUIDE PRICE £315,000



OUTSIDE - A gravelled area to the front provides off road parking for two cars. A wrought iron gate to the right leads to an landscaped garden to the side, the path opens out to a large paved terrace for alfresco dining, with an area of level lawn and mature planted borders.

SERVICES: Mains water, electricity & drainage are connected. Electric heating.

FLOOR AREA: 54 m² (581 ft²) Approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'A'

TENURE: Freehold

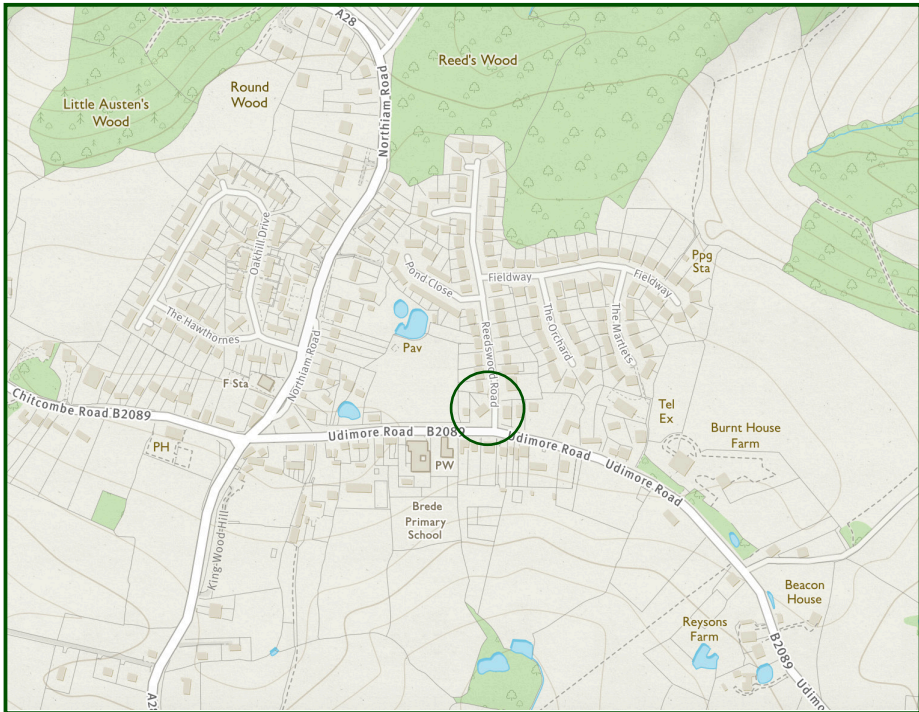
TRANSPORT LINKS: For the commuter, Battle & Robertsbridge stations provide services via Hastings through Tonbridge to London Charing Cross, whilst via Rye & Ashford International provides a fast service to St. Pancras and Europe.

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, Royston will be found immediately on the left.

What3Words (Location): [///superhero.offer.spenders](https://www.what3words.com/superhero.offer.spenders)

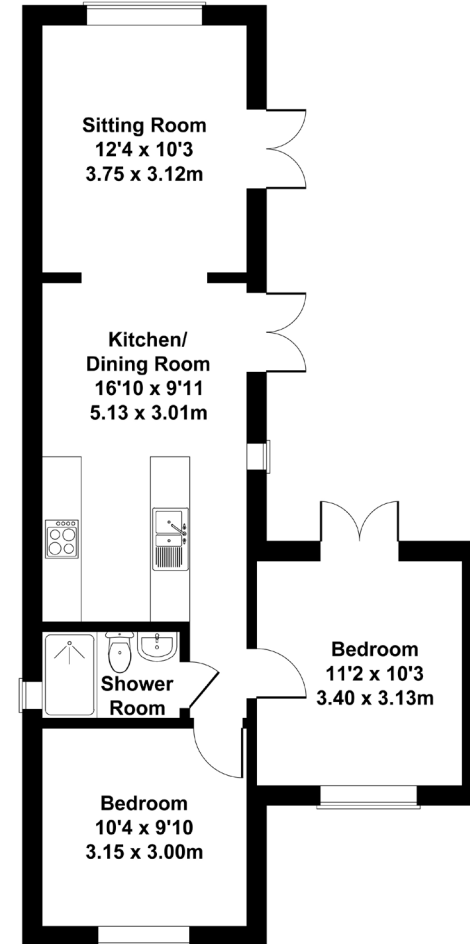
VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



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.

Royston

Approximate Gross Internal Area
581 sq ft - 54 sq m



GROUND FLOOR

Not to Scale.

For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828