



BROAD VIEW

BROAD OAK, HEATHFIELD - £320,000

**26 Broad View, Broad Oak,
Heathfield TN21 8SB**

**Entrance Hall - Sitting Room - Kitchen - Two Double
Bedrooms - Bathroom - Terraced Front & Rear Gardens
- Single Garage - Driveway - Solar Panels**

A two double bedroom link detached bungalow situated in the popular village of Broad Oak with its local supermarket and post office and approximately 1.5 miles from Heathfield Town Centre. The property enjoys an elevated position with wonderful countryside views across an Area of Outstanding Natural Beauty. Accommodation features a sitting room with picture window with far reaching countryside views. The property also benefits from a modern kitchen, a good size bathroom and solar panels. Externally is terraced rear garden with paved patio area and lawn plus single garage and driveway to the front.

ENTRANCE HALL:

Storage cupboard. Access to loft. Laminate wood effect flooring. Inset spotlights. Radiator.

SITTING ROOM:

Full height double glazed picture window to front with countryside views. Brick fire surround with coal-effect electric fire (plus gas supply for gas fire). Radiators.

KITCHEN:

Double glazed window to front with countryside views. Matching white wall and base cupboards. Wooden worksurface with inset hob and extractor fan over. Built-in oven. Integrated dishwasher and washing machine. Space for fridge/freezer. Part-tiled walls. Laminate wood effect flooring. Inset spotlights.



BEDROOM:

Sliding patio doors to rear garden. Laminate wood effect flooring. Radiator.

BEDROOM:

Double glazed window to rear. Fitted double wardrobe. Radiator.

BATHROOM:

Obscured double glazed windows. Wash basin. WC. Bath with electric shower over. Part-tiled walls. Heated towel rail. Heater. Extractor fan.

OUTSIDE:

The FRONT of the property is accessed via a driveway providing off road parking for one vehicle and leading to a single garage with up-and-over door, power and light. Steps from the driveway lead up the the front of the property and an area of lawn with established shrubs. The REAR garden includes a patio area with steps up to area of lawn. Shed. Side access to front garden.

SITUATION:

The village of Broad Oak enjoys local shops and amenities to include a Village Hall, Church and general store and post office. 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:

D

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

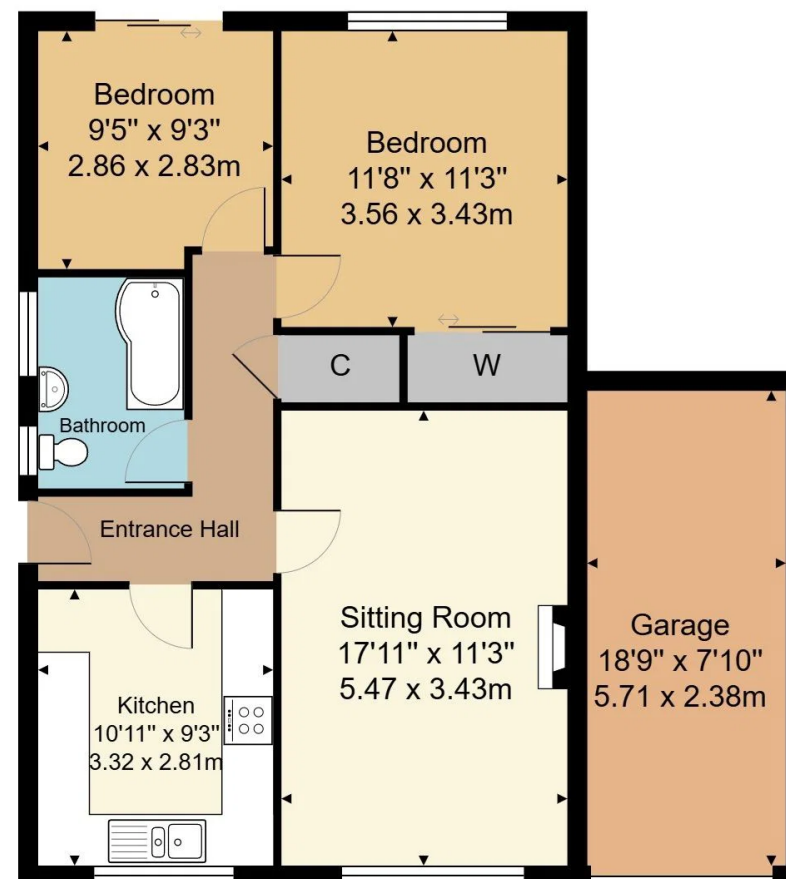
Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 63.8 sq. m
Garage Approx. Internal Area 162 sq. ft / 14.9 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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