

**RUSH
WITT &
WILSON**



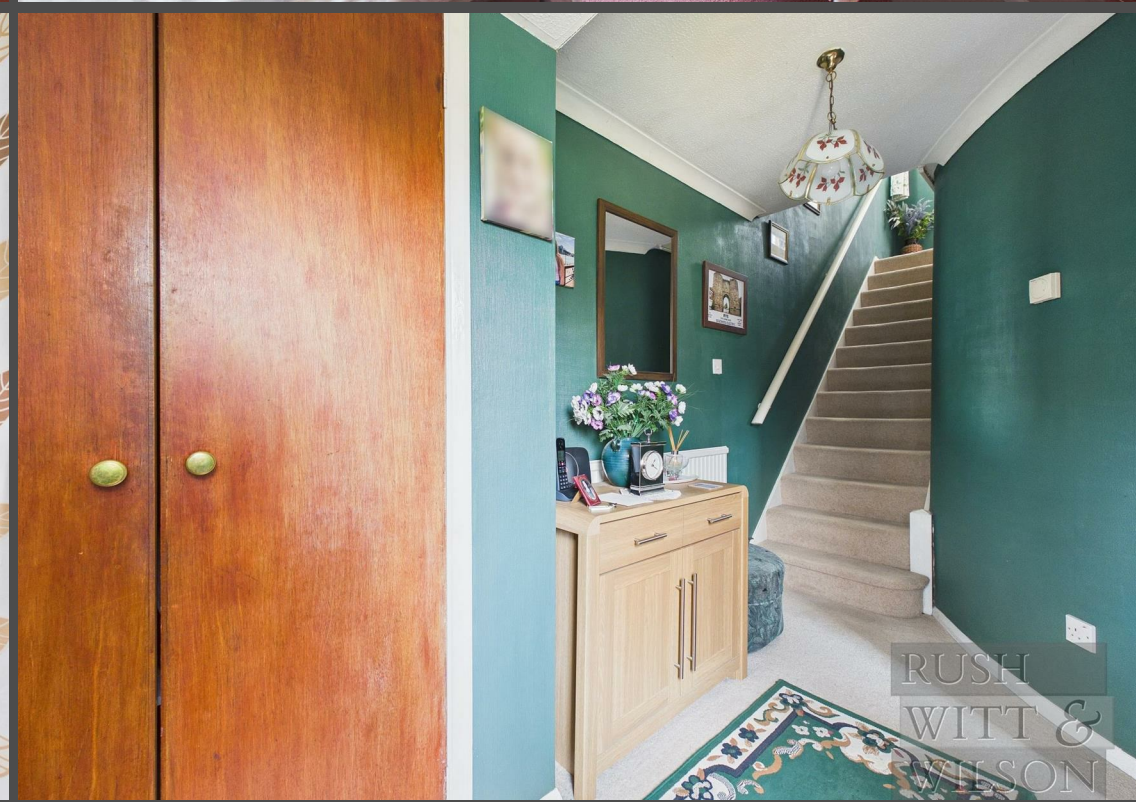
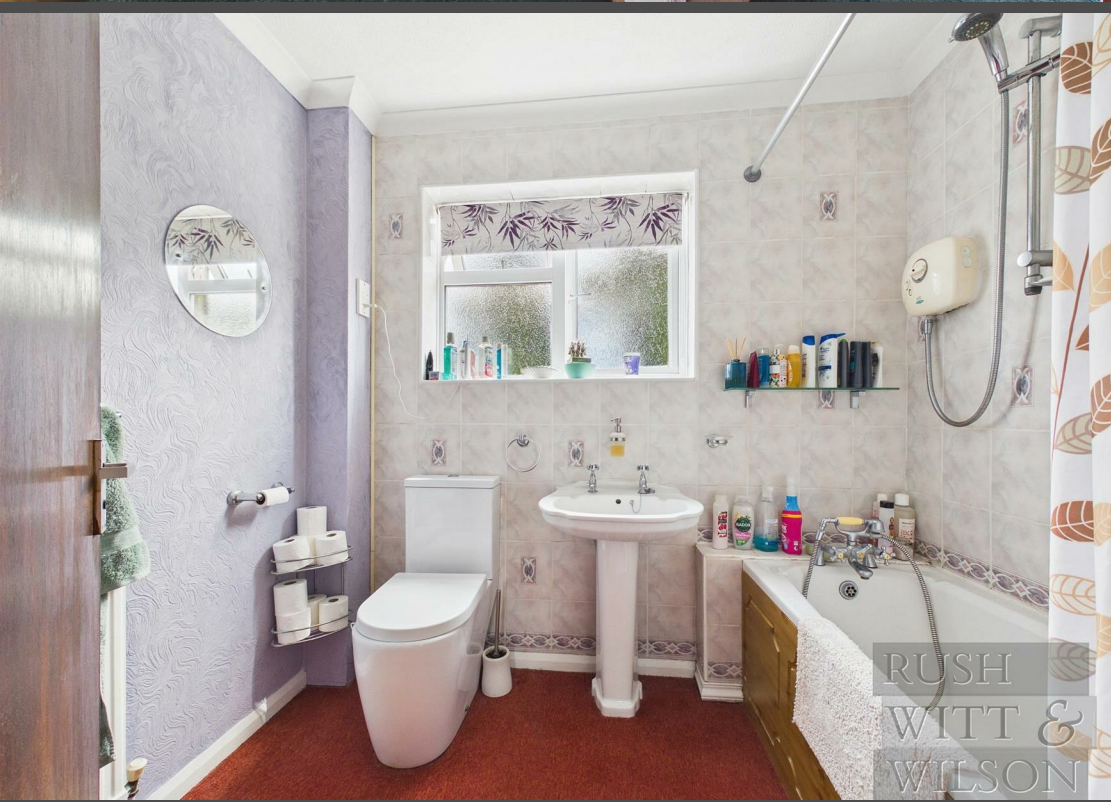
RUSH
WITT &

11 Tillingham View, Broad Oak, East Sussex TN31 6EL
£425,000 Freehold

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.









Floor 0

Approximate total area⁽¹⁾

99.3 m²

1067 ft²



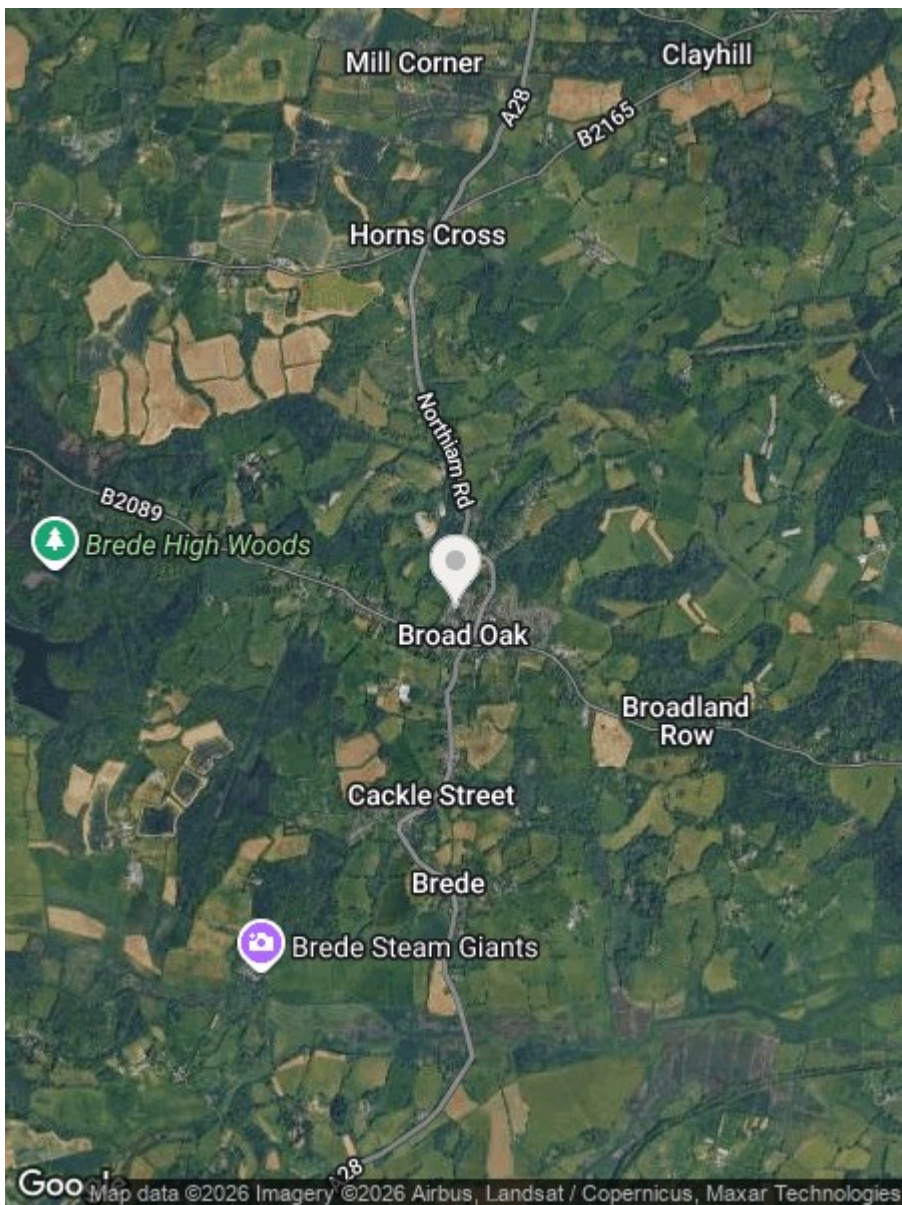
Floor 1

(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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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.

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).

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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>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555**

**northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**