



HIGH VIEW ROAD, BROAD OAK

HEATHFIELD - £375,000



**Cedars, High View Road, Broad Oak,
Heathfield TN21 8SE**

**Enclosed Porch - Entrance Hall - Kitchen - Sitting/Dining
Room - Two Double Bedrooms - Study - Balcony -
Single Garage - Large Driveway - Private Rear Garden**

A spacious two bedroom detached bungalow tucked away in a peaceful cul-de-sac 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 is bright and spacious with double glazed windows throughout and gas central heating and features a sitting/dining room opening onto a delightful balcony overlooking the rear garden, kitchen, study, large bathroom and two double bedrooms. Outside is a well maintained rear garden and ample off-road parking to the front and single garage. Viewing is highly recommended to fully appreciate all that this lovely home has to offer. NO ONWARD CHAIN.

ENCLOSED PORCH:

Part-glazed uPVC door. Double glazed window.

ENTRANCE HALL:

uPVC front door. Access to attic space. Storage cupboard housing meters and fuse box. Radiator.

SITTING/DINING ROOM:

Double glazed window to side. French doors opening onto balcony overlooking the rear garden. Radiators.

KITCHEN:

Double glazed window to front. Matching wall and base cupboards. Wood work surfaces. 'Neff' double oven and gas hob with extractor fan over. Sink with mixer tap over. Space for washing machine, fridge/freezer. Boiler. Vinyl flooring. uPVC door to side.



STUDY:

Double glazed window. Radiator.

MASTER BEDROOM:

Double glazed window. Built-in double wardrobe.
Radiator.

BEDROOM:

Double glazed window. Radiator.

BATHROOM:

Obscured double glazed window. Wash basin. WC. Bath.
Shower unit with sliding doors and 'Triton' electric
shower. Part-tiled walls. Tiled flooring. Heated towel
rails. Radiator.

OUTSIDE:

To the FRONT of the property is a large driveway
providing off-road parking for several cars and leading to
a single garage with up-and-over door, power and light.
Side access to the private REAR garden with patio area
and access to an enclosed storage area beneath the
balcony, a good size area of lawn surrounded by mature
shrubs and trees, greenhouse and three wooden sheds,
one with power points inside and out.

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
and 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:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

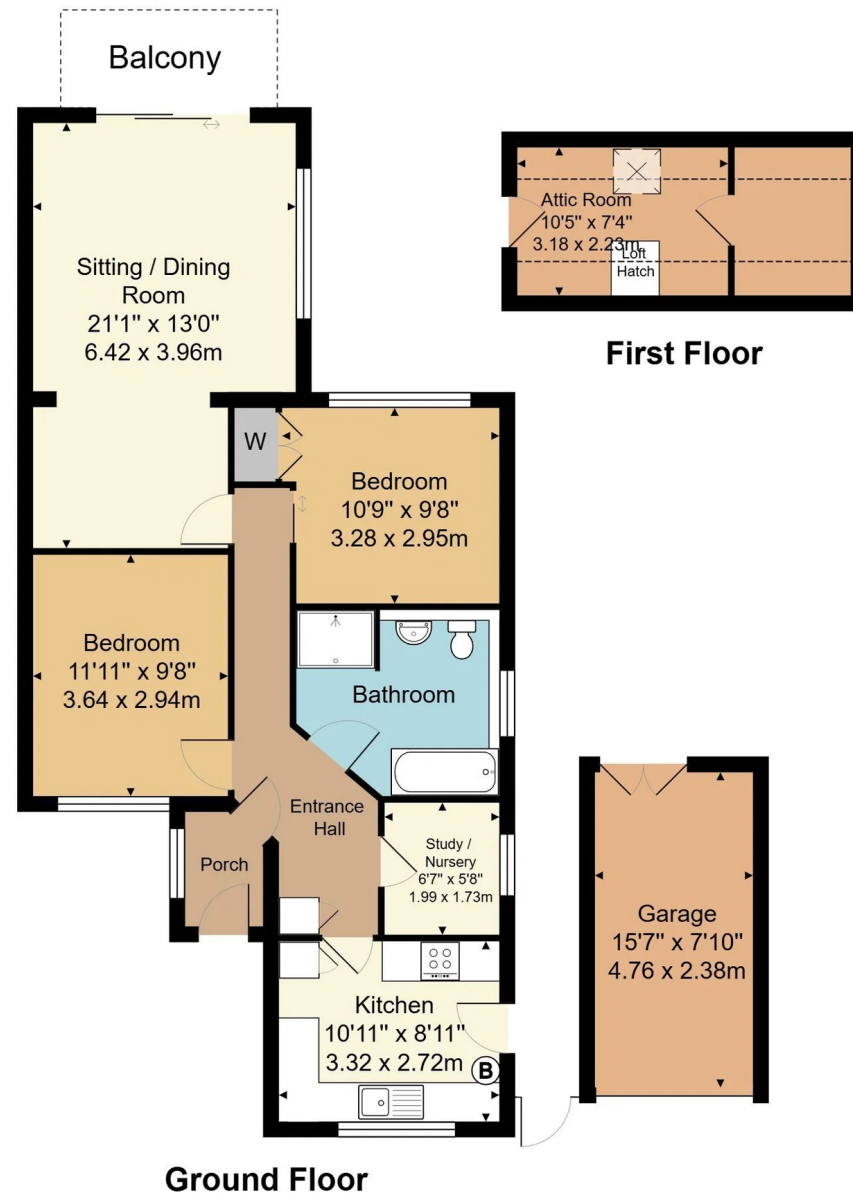
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired



Approx. Gross Internal Area 832 ft² ... 77.3 m²
(excluding garage, attic room)

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.

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.



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON
OFFICE

www.woodandpilcher.co.uk

