



WOODS
& PILCHER
FOR SALE
01454 880011

THE CREST, STREET END LANE
BROAD OAK, HEATHFIELD - £310,000



**The Crest, Street End Lane, Broad Oak,
Heathfield TN21 8TS**

**Entrance Hall - Sitting Room With Open Fire -
Conservatory - Kitchen - 2 Bedrooms - Bathroom - Front
& Rear Gardens - Own Driveway - Single Garage**

An extremely well presented 2 bedroom semi detached bungalow situated in the desirable village of Broad Oak. The accommodation features a spacious sitting room with open fireplace, kitchen, conservatory, own driveway for a number of vehicles, a single detached garage plus front and rear gardens. Far reaching countryside views to the front. NO ONWARD CHAIN.

ENTRANCE HALL:

Fitted storage/meter cupboard. Built-in airing/cloaks cupboard. Coved ceiling. Radiator. Access to the loft with pull down ladder.

SITTING ROOM:

Double glazed window overlooking the front garden with far reaching countryside views. Coved ceiling. Radiator. Double glazed French doors with side windows leading to:



CONSERVATORY:

A wooden conservatory with double glazed windows and fitted blinds. Tiled floor. Double glazed door leading to the garden. Radiator.

KITCHEN:

Double glazed windows overlooking the rear garden. Range of matching wall and base cupboards. Wood block worktop with inset 4 burner gas hob with oven under and filter hood above. Inset one and a half bowl stainless steel sink. Part tiled walls. Tiled floor. Coved ceiling. Cupboard housing the Viessmann boiler installed in 2022. Built-in larder. Radiator.

BEDROOM ONE:

Dual aspect with double glazed windows and side window fitted with shutters overlooking the front garden with far reaching countryside views. Coved ceiling. Radiator.

BEDROOM TWO:

Double glazed window. Coved ceiling. Radiator.

BATHROOM:

Double glazed window. White suite comprising of a panel enclosed bath with chrome mixer taps and shower attachment and electric shower over. WC. Wash basin with cupboards under. Tiled floor and walls. Chrome heated towel rail. Extractor fan.

OUTSIDE:

There is a tiered lawned garden to the front with mature shrub borders. The rear garden features a paved patio, outside lighting, lawn and shrub borders. The driveway leads to a single detached garage with twin opening front doors, power, light and side window. Lower level storage space with uPVC lockable door.



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 BAND: C

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

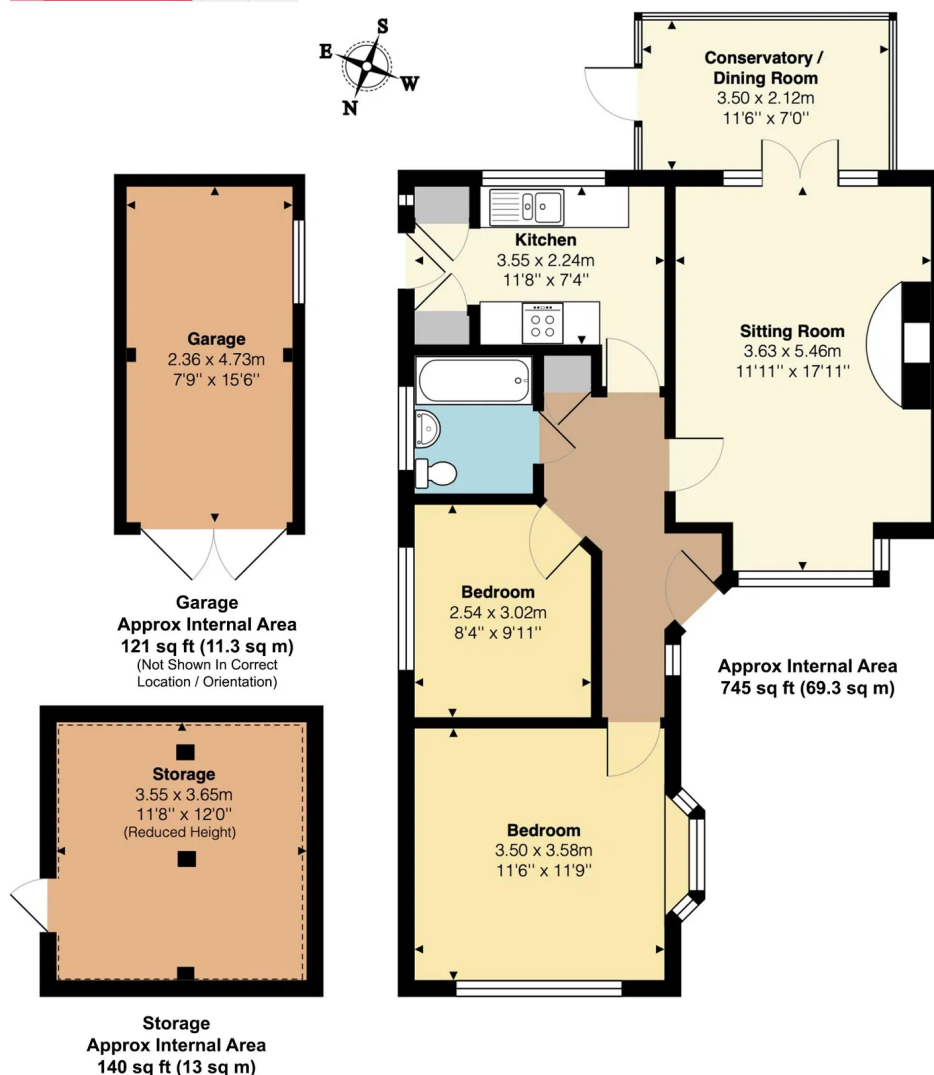
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

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.

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		

65 D 80 C



The Crest, Street End Lane, Broad Oak, TN21 8TS

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

©Listed Building Surveys Ltd



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

