



**BROAD VIEW**

**BROAD OAK, HEATHFIELD - £375,000**



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

**Entrance Porch - Sitting Room - Dining Area - Kitchen  
- Inner Hallway - Downstairs Bedroom - First Floor  
Landing - Two Double Bedrooms - Bathroom -  
Separate WC - Tiered Rear Garden - Single Garage &  
Driveway**

A three double bedroom link detached chalet-style home situated in the popular village of Broad Oak with its local supermarket and post office and approximately 1.5 miles from Heathfield Town Centre. Accommodation features a sitting room with picture window and far-reaching countryside views and interlinking to the dining room. The property also benefits from a ground floor bedroom as well as two on the first floor. Externally there is a terraced garden to the rear with paved patio area and lawn and single garage with driveway to the front.

**ENTRANCE PORCH:**

Part double glazed front door with double glazed side window. Wood effect flooring. Coved ceiling.

**SITTING ROOM:**

Large double glazed picture window enjoying far reaching views across the Sussex countryside. Feature fire surround with tiled insert and hearth and gas-fired stove. Dado rail. Open to:

**DINING ROOM:**

Double glazed window. Wall mounted electric radiator. Coved ceiling. Dado rail.

**KITCHEN:**

Double glazed window overlooking the rear garden. Double glazed door to the side. Range of light wood-effect fronted matching wall and base cupboards. Laminate worktop with one and a half bowl ceramic sink. Inset four burner gas hob. Space for washing machine, dishwasher and fridge. Built-in double oven. Part-tile walls. Wall mounted electric radiator.

**INNER HALLWAY:**

Understairs storage cupboard. Wall mounted electric radiator.



**GROUND FLOOR BEDROOM:**

Double glazed windows and double glazed French doors opening onto the garden. Coved ceiling. Wall mounted electric radiator.

Stairs with half landing leading to:

**FIRST FLOOR LANDING:**

Access to loft. Built-in airing cupboard housing the hot water cylinder with slatted shelves above.

**BEDROOM:**

Double glazed window enjoying panoramic far reaching countryside views. Two double built-in wardrobes with dressing table between. Wall mounted electric radiator.

**BEDROOM:**

Double glazed window overlooking the rear garden. Two double built-in wardrobes. Wall mounted electric radiator.

**BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath with chrome mixer taps and shower over plus fitted glass shower screen. WC. Pedestal wash basin. Chrome heated towel rail. Part-tiled walls. Tiled floor.

**SEPARATE TOILET:**

Double glazed window. WC with concealed cistern. Slimline wash basin. Part-tiled walls.

**OUTSIDE:**

Driveway to the FRONT with external power point and leading to a single garage with up-and-over door, power and light. Lawned area with shrub borders and steps leading to the front door. The REAR garden is terraced and features a spacious patio area with greenhouse to the side. Pond and steps to a lawned area with mature shrub borders. Outside water tap. Gated side entrance.

**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:**

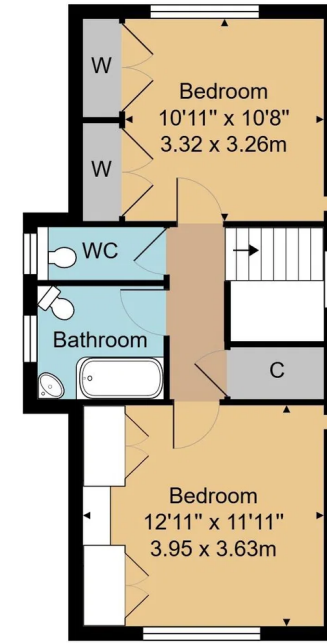
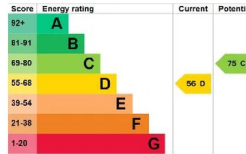
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**ADDITIONAL INFORMATION:**

- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)
- Services - Mains Water, Electricity & Drainage
- Heating - Electric

House Approx. Gross Internal Area  
1127 sq. ft / 104.7 sq. m

Approx. Gross Internal Area  
(Includes Garage)  
1276 sq. ft / 118.5 sq. m



**First Floor**



**Ground Floor**

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.



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