

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Gorse Hill, Broad Oak, TN21 8TP

- ▼ 3 Bedroom Semi-Detached
- ▼ Corner Plot
- ▼ Garage & Driveway
- ▼ Beautifully Presented
- ▼ Gorgeous Garden
- ▼ Cul-De-Sac Location



EPC RATING

Current:

73 C

Potential:

87 | B

Guide Price

£375,000-£395,000



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This attractive three bedroom semi-detached home is perfectly positioned on a generous corner plot within a quiet and desirable cul-de-sac, offering both privacy and a wonderful sense of space. The property is approached via a long driveway, providing ample off-road parking and leading to a detached garage. Inside, the home is bright and airy throughout, with a well-proportioned layout ideal for modern family living. The ground floor features a spacious lounge to the front, enhanced by a large bay window that floods the room with natural light, creating a warm and inviting living space. To the rear, there is a generous kitchen/diner with a defined dining area, perfect for both everyday living and entertaining. A useful cupboard beneath the stairs provides additional storage. Upstairs, there are three bedrooms, including a comfortable principal bedroom, a second double bedroom, and a third room ideal as a child's bedroom, home office, or guest space. A family bathroom completes the first floor, along with an airing cupboard offering further practical storage. Externally, the property truly shines. The gorgeous garden wraps around the home thanks to its corner plot position and offers a high degree of privacy, as it is not overlooked, making it a perfect retreat for relaxing or entertaining outdoors. This is a fantastic opportunity to acquire a well-located, light-filled home with excellent outdoor space in a quiet residential setting.

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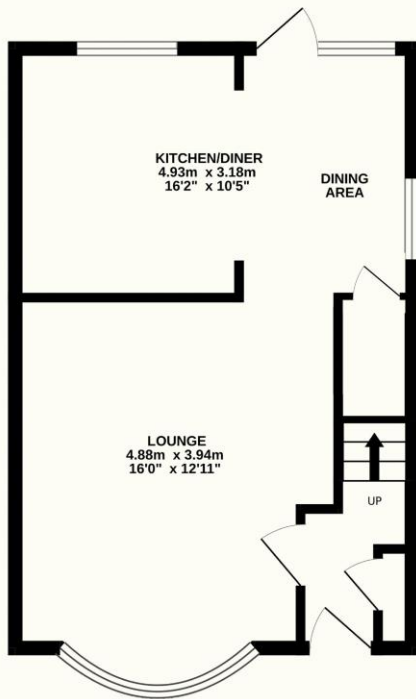
Peter Oliver

The Property
Ombudsman

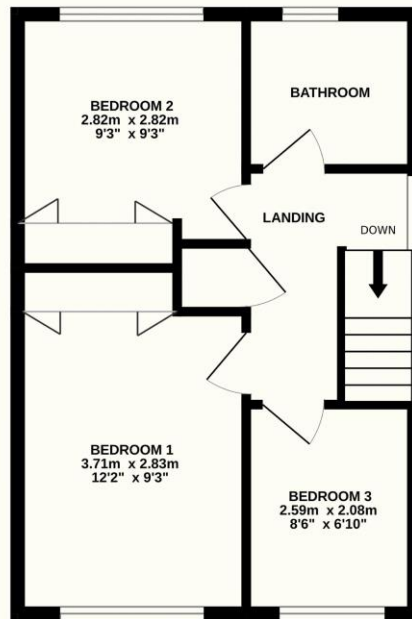
The Property
Ombudsman
LETTINGS



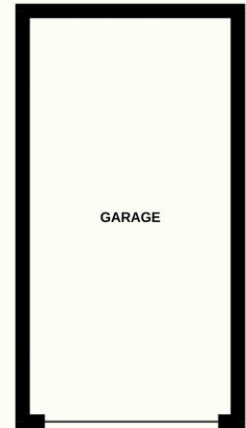
GROUND FLOOR
37.5 sq.m. (403 sq.ft.) approx.



1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.



GARAGE
13.6 sq.m. (147 sq.ft.) approx.



TOTAL FLOOR AREA : 87.7 sq.m. (944 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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