



**Moloney**  
COUNTRY PROPERTY



**7 THE MARTLETS** BROAD OAK, BREDE

## 7 THE MARTLETS, BROAD OAK, BREDE, EAST SUSSEX TN31 6DN

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A WELL PRESENTED, DETACHED, 3 BED BUNGALOW LOCATED IN A QUIET, SOUGHT AFTER CUL DE SAC LOCATION, COMPRISING VERSATILE ACCOMMODATION INCLUDING THREE DOUBLE BEDROOMS, DOUBLE ASPECT SITTING/DINING ROOM WITH DIRECT ACCESS TO THE SOUTH FACING GARDEN, OPENING TO THE KITCHEN/BREAKFAST ROOM, SHOWER ROOM AND A SEPARATE CLOAKROOM. DRIVEWAY PROVIDING PARKING, REDUCED GARAGE/STORE, GOOD SIZE GARDENS TO THE FRONT, SIDE & REAR WITH A USEFUL OUTBUILDING/STUDIO.

ACCOMMODATION LIST: COVERED ENTRANCE PORCH, HALL, SITTING/DINING ROOM OPENING TO KITCHEN, CLOAKROOM, THREE DOUBLE BEDROOMS, SHOWER ROOM. FRONT GARDEN, DRIVEWAY PROVIDING PARKING, FORMER GARAGE/STORE, GOOD SIZE ENCLOSED, SOUTH FACING REAR GARDEN, STUDIO/OFFICE. GAS CENTRAL HEATING.



Covered Porch with door to:

**ENTRANCE HALL:** Airing cupboard housing hot water tank, slatted shelves over. Storage cupboard. Coved ceiling. Loft hatch. Wood laminate floor.

**CLOAKROOM:** Obscure glazed window to the side. Fitted with white suite comprising back to wall WC & hand basin set into storage unit. Matching wood laminate floor. Part tiled walls.

**SITTING/DINING ROOM:** Double aspect with double glazed window to the front and large sliding patio doors to the rear paved terrace. Fireplace with inset wood-burning stove on brick hearth. Coved ceiling. Wood laminate floor. Opening to:

**KITCHEN/BREAKFAST ROOM:** Double glazed window to the rear. Fitted with a contemporary range of dark blue base and wall units with quartz worktop, inset with composite sink unit. Recycling unit, Rangemaster Range cooker with induction hob. Integrated dishwasher. Breakfast bar. Door back to the hall.

**BEDROOM ONE:** Double glazed window to the front. Wood laminate floor. Coved ceiling

**BEDROOM:** Double glazed window to rear. Wood laminate floor. Coved ceiling.



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**GUIDE PRICE   £475,000**



**BEDROOM:** Double aspect with double glazed windows to the rear and side. Wood laminate floor. Coved ceiling.

**SHOWER ROOM:** Obscured glazed window to the side. Fitted with white suite comprising WC, hand basin & tiled shower cubicle, heated towel rail.

**OUTSIDE:** The property is approached from the road over a block paved drive, providing parking and giving access to the store, (part of the former garage, which has been divided) with up and over door to the front, housing Worcester gas fired boiler. The front garden is mainly laid to level lawn with gated access to the rear to both sides. The good size rear garden enjoys a southerly aspect, a paved terrace for al-fresco dining along with a further area of garden to the side, planted beds and borders and a path to the studio/outbuilding with light and power connected, considered to have potential for a variety of uses. Timber garden store.

**SERVICES:** All mains services are connected. Gas central heating.

**FLOOR AREA:** 104 m<sup>2</sup> ( 1,119 ft<sup>2</sup>) Approx.

**EPC RATING:** 'D'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'E'

**TENURE:** Freehold

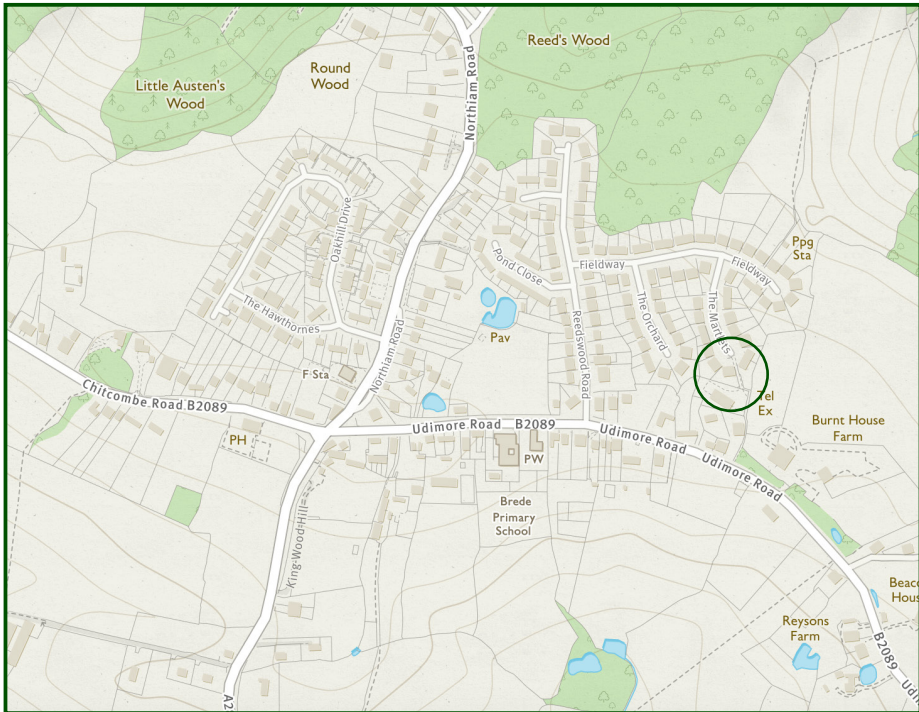
**TRANSPORT LINKS:** For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Travelling south on the A28 proceed into Broad Oak, turning left at the crossroads, B2089, Udimore Rd, signposted Rye. Take the first left into Reedswood Rd, first right into Fieldway then 2nd right into The Martlets, No 7 will be found at the head of the close.

**What3Words (Location):** ///miles.performed.internal

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

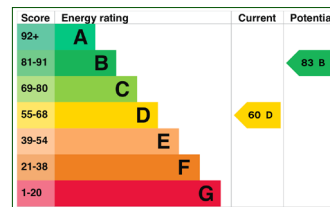
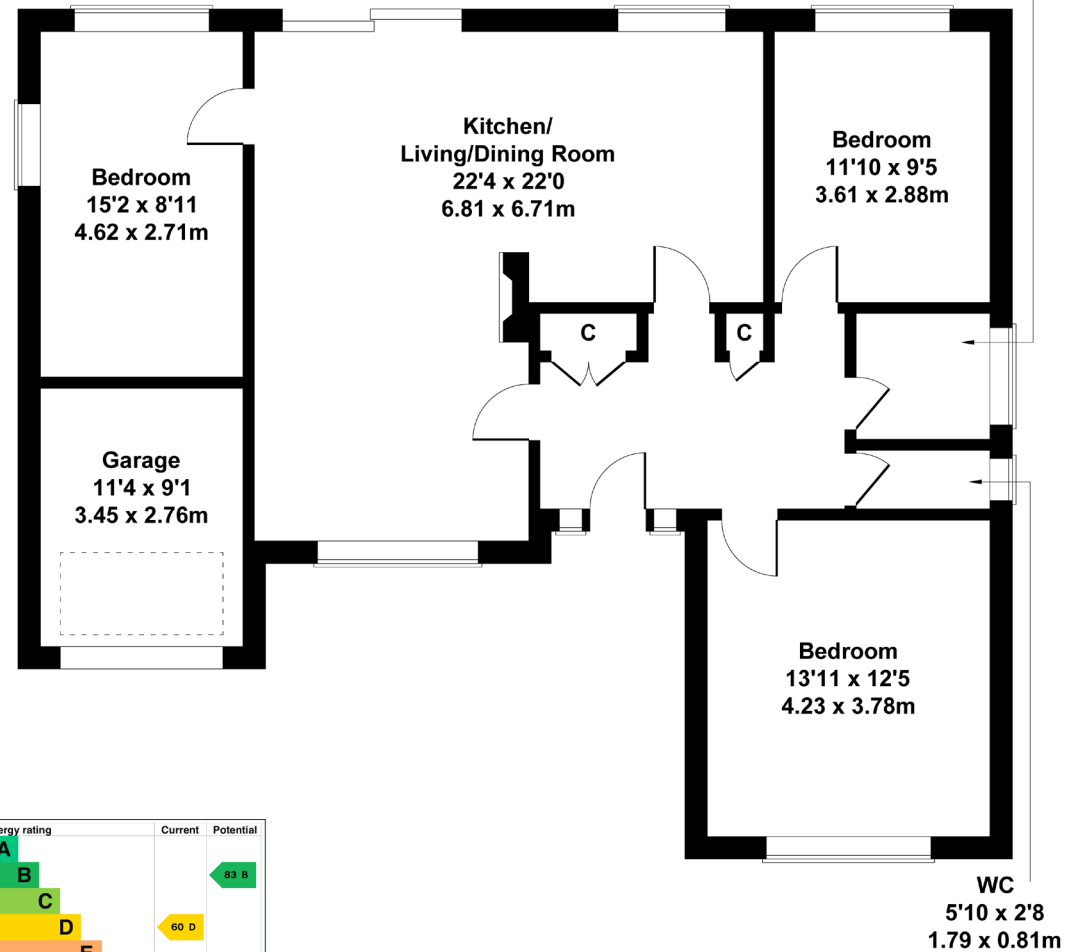


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

## 7 The Martlets

Approximate Gross Internal Area  
1119 sq ft - 104 sq m

Shower Room  
5'10 x 5'6  
1.79 x 1.68m



Not to Scale.  
For Illustrative Purposes Only.

[MOLONEYCOUNTRYPROPERTY.COM](http://MOLONEYCOUNTRYPROPERTY.COM)

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