

**RUSH
WITT &
WILSON**



**RUSH
WITT &**

**Lyon Cottage, Goatham Lane, Broad Oak, East Sussex, TN31 6EY.
£300,000 OIEO Freehold**

An attractive three-bedroom semi-detached character cottage with generous rear garden in need of complete renovation, occupying a peaceful and secluded country lane position of Broad Oak Village.

Whilst requiring comprehensive renovation and modernisation throughout, the cottage offers excellent scope to create a beautiful and individual home, retaining its character and charm whilst introducing a contemporary standard of living. The generous rear garden further enhances the appeal, providing ample space for landscaping, entertaining and enjoying the surrounding rural setting.

Accommodation to the ground floor comprises a spacious main sitting room with open fireplace, kitchen with rear access, ground floor shower room and WC. To the first floor are two generous double bedrooms and further third single bedroom. To the front of the premises offers off road parking and attached single garage. Broad Oak Village provides access to a local convenience store, excellent doctors surgery, popular bakery and well regarded gastro pub. The property also provides doorstep access to excellent walking routes available at Brede High woods and is located just 6.2 miles from Battle mainline station offering a regular service to London Charing Cross.

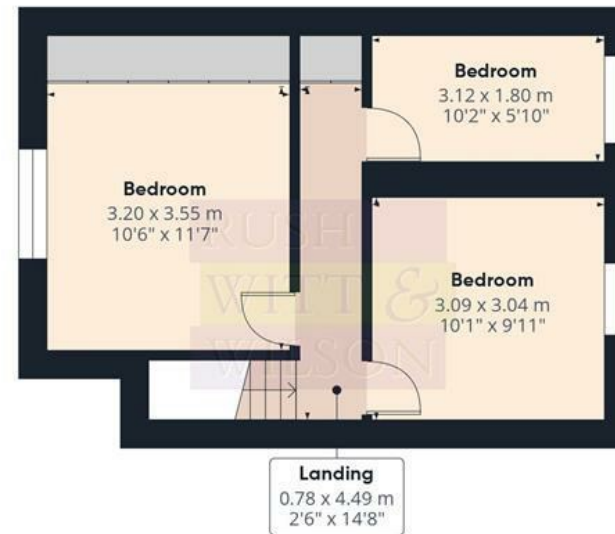








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

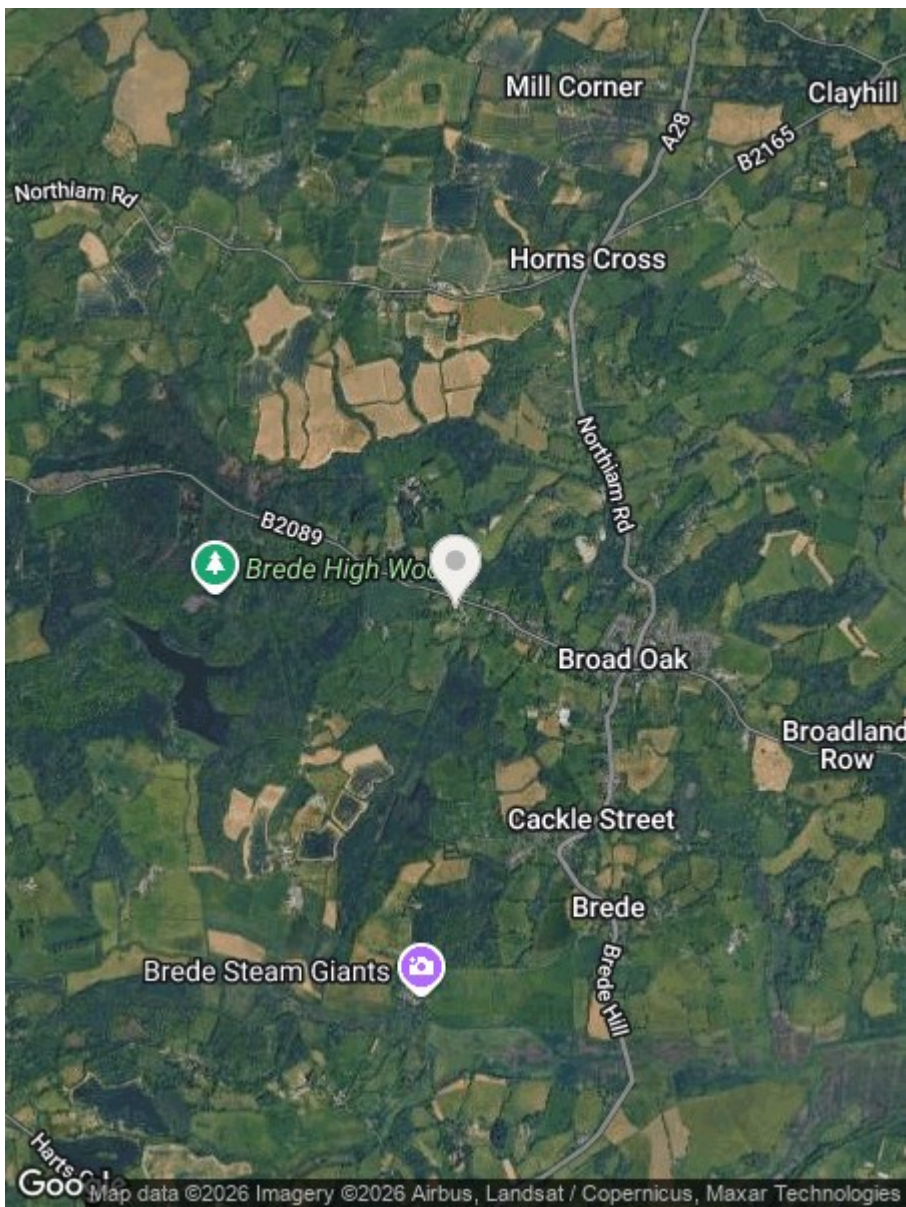
Approximate total area⁽¹⁾

84.8 m²

914 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555**

**northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**