

**RUSH
WITT &
WILSON**



1 Gillysite Udimore Road, Broad Oak, East Sussex TN31 6BX
Guide Price £399,950 - FREEHOLD

Rush Witt & Wilson are pleased to offer a CHAIN FREE semi detached family home in a semi rural setting on the outskirts of Broad Oak.
The well presented accommodation is arranged over two floors and comprises living room, modern fitted kitchen/breakfast room with adjoining walk in pantry, large conservatory with direct access to the garden.
On the first floor there are three bedrooms and a family bathroom.
There is parking provision to the front for several cars, generous garden incorporating a large paved terrace and areas of lawn, the substantial outbuilding is considered suitable for a variety of purposes subject to the necessary consents.
For further information and to arrange a viewing please contact our Rye Office 01797 224000





Locality
Occupying a semi-rural location on the edge of the Sussex village of Broad Oak.

Nearby amenities include a general store, bakery, active Community Hall which also hosts a Weekly Farmers Market, several local public houses / restaurants and a Doctor's Surgery.

Situated within an area of outstanding natural beauty, the village is surrounded by beautiful undulating countryside containing many places of general and historic interest and easily accessible public footpaths.

The areas primary towns of Rye, Battle, Hastings and Tenterden are all easily accessible and offer further shopping, sporting and recreational amenities.

The Railway station in Robertsbridge have services as does Rye via Ashford Internation.

The coast is only a short drive away and incorporates the famous Camber Sands and miles of shigle beach extending from Fairlight to Rye Harbour where mooring and launching facilities are available.

Entrance Porch
6'6 x 4'7 (1.98m x 1.40m)
Stairs rising to the first floor, doors through to:

Entrance Hallway
Doors off to the following:

Cloakroom
Window to the side elevation, wash hand basin, low level wc.

Living Room
14'11 x 11'10 (4.55m x 3.61m)
Window to the front, fireplace with inset log burner.

Kitchen/Breakfast Room
18'1 x 10' (5.51m x 3.05m)
Extensively fitted with a range of modern cupboard and drawer base units with matching matching wall mounted cupboards and glazed cabinets, space for range, complimenting work surface with inset sink.
Walk-in pantry (2.21m x 1.5m) ,door to:

Conservatory
18'0 x 13'8 (5.49m x 4.17m)
An impressive open plan space with double doors leading onto the rear terrace and garden, roof lantern with openers.

First Floor
Landing
Window to the side, doors off to the following:

Bedroom
11'7 x 10' (3.53m x 3.05m)
Window to the rear.

Bedroom
10'6 x 10'2 (3.20m x 3.10m)
Window to the front.

Bedroom
7'10 x 8'5 (2.39m x 2.57m)
Window to the rear.

Family Bathroom
7'8 x 7'2 max (2.34m x 2.18m max)
Window to the front, double ended shaped bath with centre mounted mixer tap and shower over, back to wall unit with semi recess wash hand basin, low level wc, generous wall and floor tiling, heated towel rail.

Outside

Front Garden
Brick paved hard standing providing off road parking for several cars, gated access to the left hand side leading to a paved terrace continuing to:

Rear Garden
Further patio area accessed from the conservatory, this in turn leads onto an area of level lawn, mature hedge with archway divides the garden and leads through into a further grassed area with seating area.

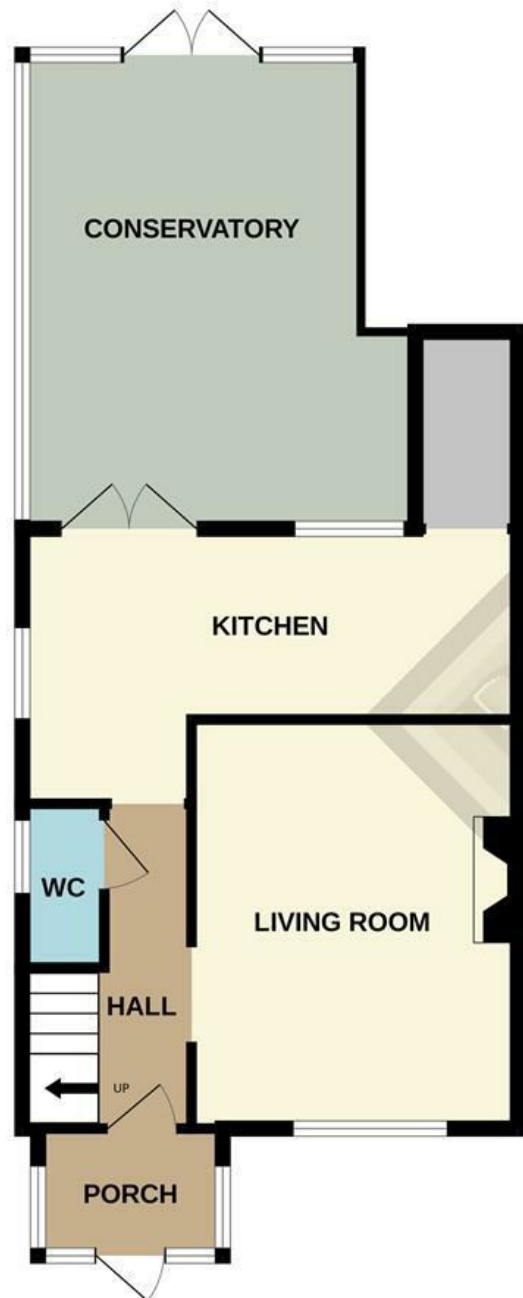
Outbuilding
A substantial detached building located at the end of the garden. Considered suitable for a variety of purposes. subject to the necessary consents being obtained.

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



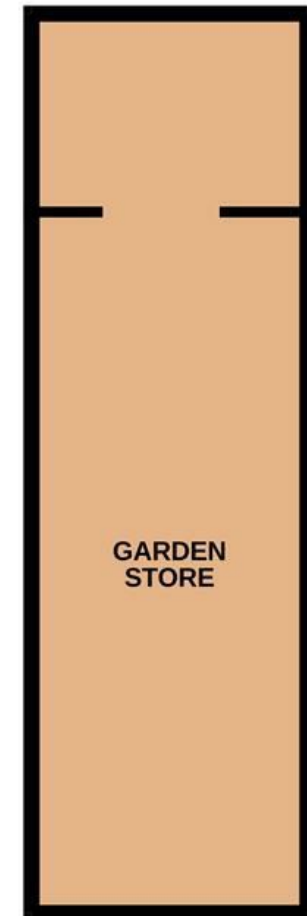
GROUND FLOOR
675 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



OUTBUILDING
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	82
(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



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