

RUSH
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Plot 3 Sycamore Close, Chitcombe Road, Broad Oak, Rye, East Sussex TN31

6EU

Guide Price £450,000

AVAILABLE TO VIEW NOW - NEW THREE
BEDROOM HOMES FROM £450,000

REGISTER YOUR INTEREST NOW - 01797 224000

RUSH WITT & WILSON are pleased to announce the
release of Sycamore Close, an EXCLUSIVE
DEVELOPMENT the heart of Broad Oak.

IMPRESSIVE THREE BEDROOM HOUSES start from
£450,000 and each comprise an open plan living /
dining room, an adjoining fitted kitchen with range of
appliances. Ground floor cloakroom. Master bedroom
with ensuite shower room, two further bedrooms and a
family bathroom. Tastefully decorated and carpeted
throughout.

There is parking to the side and an electric charging
point as standard.

LANDSCAPED GARDEN to include a good size paved
terrace and area of lawn.

For further information and to arrange a site visit
please call our Rye office on 01797 224000.

Locality

Sycamore Close is located in the heart of the Sussex
village of Broad Oak.

Local amenities include a general store, active
Community Hall which also hosts a Weekly Farmers
Market, 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.

The areas primary towns of Rye, Battle, Hastings and
Tenterden are all only a short drive away and offer
further shopping, sporting and recreational amenities.

Reception Hall

Cloakroom
4'11" x 2'11" (1.51 x 0.91)

Kitchen / Dining Room
14'0" x 10'2" (4.29 x 3.11)

Living Room
17'10" x 16'11" (5.45 x 5.17)

First Floor Landing

Bedroom
15'6" x 10'9" (4.74 x 3.29)

Ensuite Shower Room
5'5" x 5'0" (1.67 x 1.54)

Bedroom
15'4" x 9'4" (4.68 x 2.85)

Bedroom
11'6" x 8'2" (3.53 x 2.50)

Bathroom
7'11" x 6'8" (2.43 x 2.04)

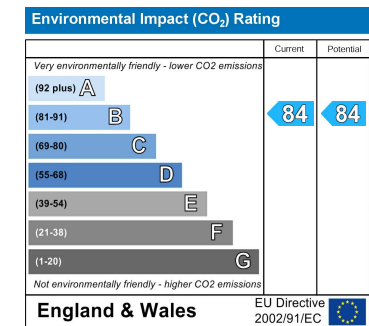
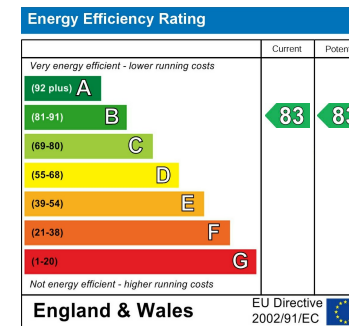
Landscaped garden

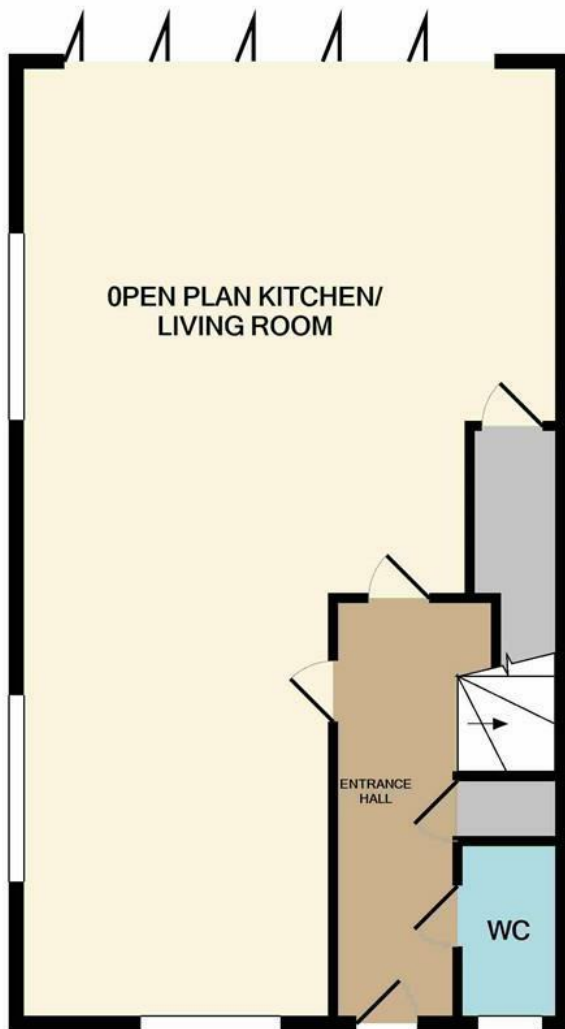
Parking

Agents notes

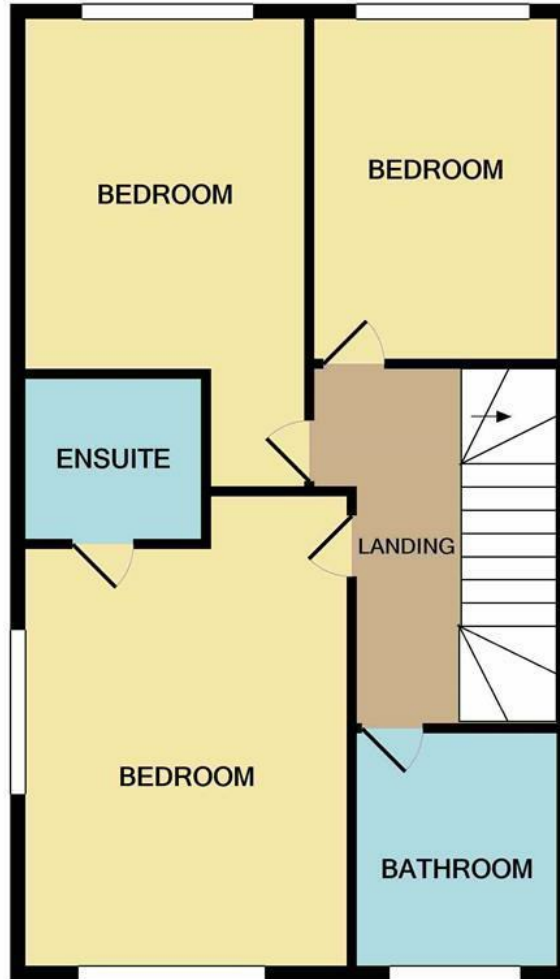
None of the services or appliances mentioned in these
sale particulars have been tested.

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
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1104 SQ.FT. (102.6 SQ.M.)

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. 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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