

**RUSH
WITT &
WILSON**



**Plot 5 Sycamore Close, Chitcombe Road, Broad Oak, Rye, East Sussex TN31
6EU**

Guide Price £575,000

**AVAILABLE NOW - NEW FOUR BEDROOM HOMES
FROM £575,000**

CALL TO ARRANGE A VIEWING - 01797 224000

Rush Witt & Wilson are pleased to announce the release of Sycamore Close, an **EXCLUSIVE DEVELOPMENT** in the heart of Broad Oak.

These **QUALITY FOUR BEDROOM HOUSE** start from £575,000 and each comprise living room, open plan dining room / kitchen with range of appliances. Utility room and Ground floor cloakroom. On the first floor Master bedroom with ensuite shower room, a guest bedroom with further ensuite shower room, two additional bedrooms and a family bathroom.

Integral garage and parking with an electric charging point as standard.

The gardens are landscaped and 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 Hallway

Cloakroom

5'2" x 4'2" (1.60 x 1.28)

Living Room

19'2" 12'2" (5.85 3.71)

Kitchen / Dining room

21'9" 10'2" (6.65 3.10)

Utility Room

5'10" x 4'11" (1.78 x 1.50)

First Floor Landing

Master Bedroom

17'8" x 11'5" (5.40 x 3.48)

Ensuite Shower Room

10'9" x 3'2" (3.28 x 0.97)

Guest Bedroom

12'5" x 12'2" (3.80 x 3.72)

Ensuite Shower Room

7'2" x 4'4" (2.20 x 1.33)

Bedroom

11'9" x 10'6" (3.59 x 3.22)

Bedroom

3.31 x 2.41

Family Bathroom

7'3" x 6'3" (2.21 x 1.92)

Landscaped garden


Garage


21'3" 11'4" (6.50 3.47)

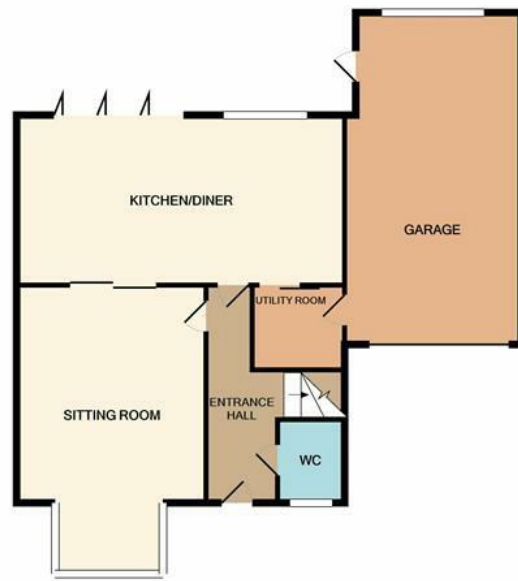
Agents Notes

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	84	84
(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 



GROUND FLOOR
APPROX. FLOOR
AREA 803 SQ.FT.
(74.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 767 SQ.FT.
(71.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1571 SQ.FT. (145.9 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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