



HOMEHURST
BROAD OAK - GUIDE PRICE £400,000 - £415,000



Homehurst

Broad Oak,
Heathfield, TN21 8UE

Storm Porch - Stunning Kitchen/Diner With Views Across The Fields Behind - Spacious Sitting Room - Inner Lobby - Downstairs Shower/Cloakroom - Landing - 2 Bedrooms - En-Suite Bathroom - Gardens Backing Onto Fields - Shingle Driveway

A characterful semi-detached Victorian home situated in the small village of Broad oak and enjoying views across the Sussex countryside. The accommodation has been extended and offers a stunning kitchen/diner with wooden flooring and French doors looking out across the garden and fields beyond, a spacious sitting room with high ceilings and feature fireplace with wood burning stove, downstairs shower room plus en-suite bathroom with rolled top bath. There are gardens to the front and rear, the rear being mainly laid to lawn with a paved patio area and mature shrubs and trees.

STORM PORCH:

KITCHEN/DINER:

uPVC part double glazed door. Beautifully fitted gloss white fronted kitchen units. Solid wood block worktops with inset butlers sink. Inset gas hob with glass back splash and stainless steel filter hood above. Space for washing machine, dishwasher and upright fridge freezer. Built in double oven. Wooden flooring. Radiator. Double glazed windows to the side and French doors opening onto the patio and enjoying views across the fields beyond.



INNER LOBBY:

Radiator. Cupboard housing the electrical consumer unit. Coat hanging space and storage area. Stripped wooden flooring.

SHOWER ROOM:

Shower cubicle with thermostatic shower with drencher head and hand held shower. WC. Pedestal wash basin. Tiled floor. Chrome heated towel rail plus underfloor heating.

SITTING ROOM:

Double glazed windows and door. High ceilings. Picture rails and dado rails. Stunning fireplace with wooden surround, wood burning stove and stone hearth. Stripped wood flooring. Built in storage cupboards.

POLISHED WOODEN STAIRS LEADING TO THE LANDING:

Double height window overlooking the fields. Stripped wooden flooring. Access to loft. Radiator.

BEDROOM ONE:

Double glazed windows in the bay with far reaching views across the Sussex countryside. Stripped wooden flooring. Feature fire surround. Picture rails. Radiator.

EN-SUITE BATHROOM:

Double glazed window. White suite comprising of a rolled top bath with thermostatic shower over. Pedestal wash basin and tiled splashback. WC. Stripped wooden flooring. Chrome heated towel rail.

BEDROOM TWO:

Double glazed windows enjoying far reaching views across Sussex countryside. Feature fire surround. Stripped wooden flooring. Radiator. Picture rail.

OUTSIDE:

There is a shingle driveway to the front providing parking for approximately 3 cars, a lawned front garden with brick set pathway, mature shrubs, hedging and tree. The rear garden features a paved patio overlooking the field behind, lawned area with mature shrubs and trees.



SITUATION:

The village of Broad Oak enjoys local shops and amenities to include a Village Hall, Church and general store and post office. The market town of Heathfield is only approximately 2-3 miles distant West giving an excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes drive respectively.)

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

We understand Homehurst has its own sewage treatment plant and the septic tank for both neighbours is in the garden of Homehurst.

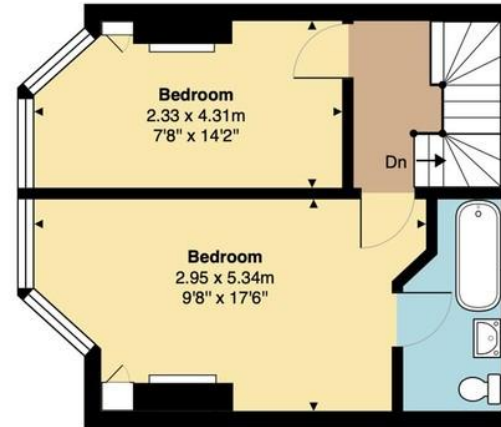
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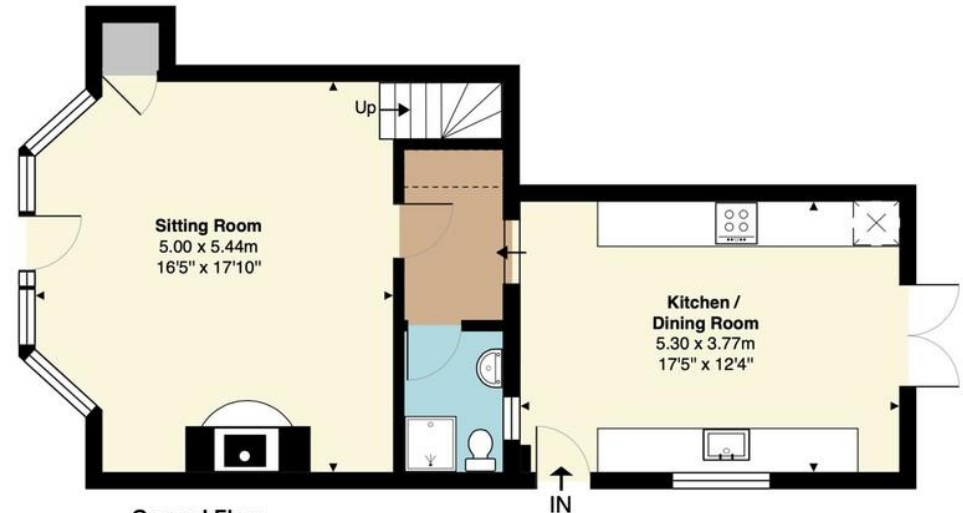
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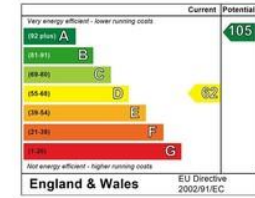
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First Floor
Approx Internal Area
363 sq ft (33.7 sq m)



Ground Floor
Approx Internal Area
595 sq ft (55.3 sq m)



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Not To Scale.
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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