



THE CREST, STREET END LANE
BROAD OAK, HEATHFIELD - £325,000



The Crest

Street End Lane, Broad Oak,
Heathfield, TN21 8TS

**Entrance Hall - Sitting Room With Open Fire -
Conservatory - Kitchen - 2 Bedrooms - Bathroom -
Front & Rear Gardens - Own Driveway - Single Garage**

An extremely well presented 2 bedroom semi detached bungalow situated in the desirable village of Broad Oak. The accommodation features a spacious sitting room with open fireplace, kitchen, conservatory, own driveway for a number of vehicles, a single detached garage plus front and rear gardens. With countryside views to the front *. NO ONWARD CHAIN.

ENTRANCE HALL:

Fitted storage/meter cupboard. Built-in airing/cloaks cupboard. Coved ceiling. Radiator. Access to the loft with pull down ladder.

SITTING ROOM:

Double glazed window overlooking the front garden and with views beyond *. Coved ceiling. Radiator. Double glazed French doors with side windows leading to:

CONSERVATORY:

A wooden conservatory with double glazed windows and fitted blinds. Tiled floor. Radiator. Double glazed door leading to the garden.



KITCHEN:

Double glazed windows overlooking the rear garden. Range of matching wall and base cupboards. Wood block worktop with inset 4 burner gas hob with oven under and filter hood above. Inset one and a half bowl stainless steel sink. Part tiled walls. Tiled floor. Coved ceiling. Cupboard housing the Viessmann boiler installed in 2022. Built-in larder. Radiator.

BEDROOM ONE:

Dual aspect with double glazed windows and side window fitted with shutters overlooking the front garden and with far reaching views *. Coved ceiling. Radiator.

BEDROOM TWO:

Double glazed window. Coved ceiling. Radiator.

BATHROOM:

Double glazed window. White suite comprising of a panel enclosed bath with chrome mixer taps and shower attachment and electric shower over. WC. Wash basin with cupboards under. Tiled floor and walls. Chrome heated towel rail. Extractor fan.

OUTSIDE:

There is a tiered lawned garden to the front with mature shrub borders. The rear garden features a paved patio, outside lighting, lawn and shrub borders. The driveway leads to a single detached garage with twin opening front doors, power and light with side window. Lower level storage space with uPVC lockable door.



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 miles distant 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

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

FOOTNOTE:

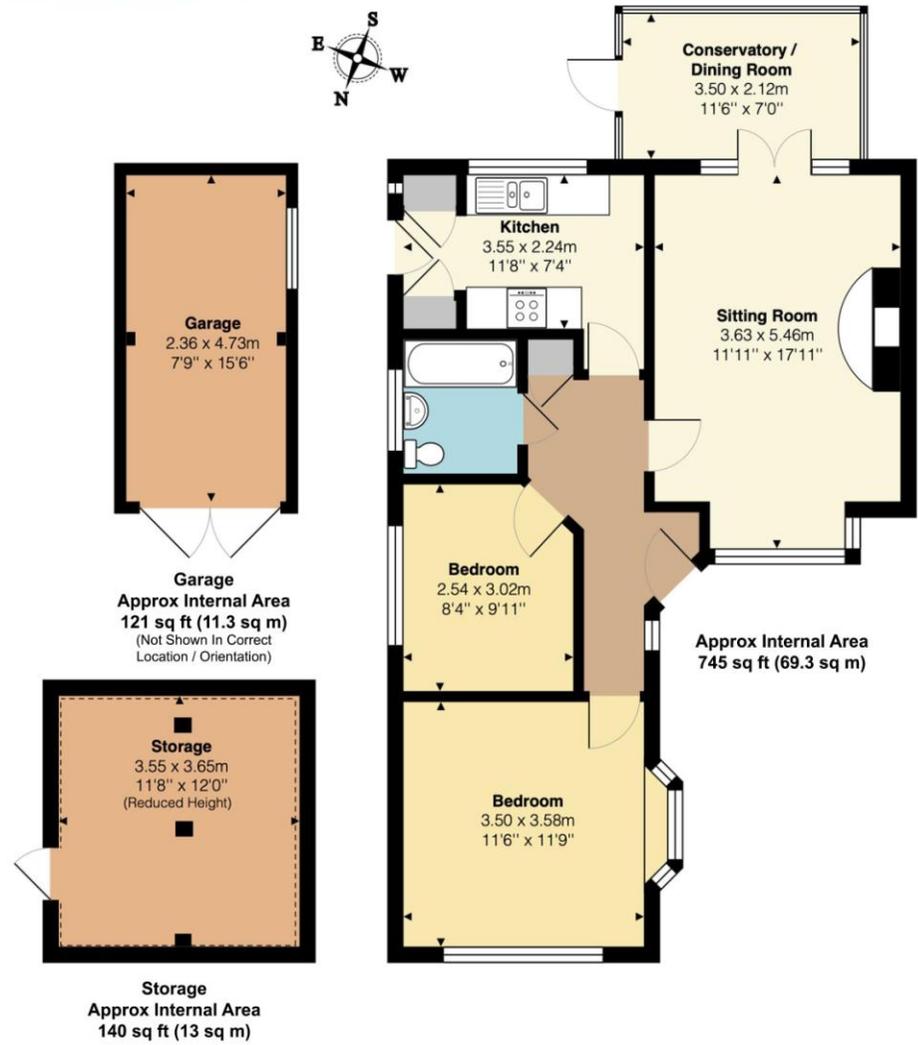
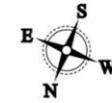
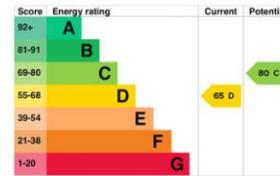
*We understand there is planning permission to erect 4 houses in the field opposite. Wealden planning reference WD/2022/1833/F.

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Not To Scale.
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