



BROAD VIEW
BROAD OAK - £320,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

41 Broad View

Broad Oak, Heathfield, TN21 8SB

Entrance Hall - Sitting Room With Stunning Countryside Views - Kitchen - Two Double Bedrooms - Remodelled Shower Room - Tiered Garden To The Rear - Own Driveway

A well presented two bedroom semi-detached bungalow set in an elevated position enjoying stunning far reaching countryside views. The accommodation features a spacious sitting room and remodelled shower room, tiered garden to the rear and own driveway. Situated a short walk from the local village grocery store and post office and just a few minutes drive or bus ride from the market town of Heathfield with its many shops and facilities.

ENTRANCE HALL:

uPVC part double glazed front door. Engineered oak flooring. Built-in airing cupboard. Built-in cloaks cupboard with shelving above. Coved ceiling. Access to the loft with pull-down ladder and light. Radiator.

SITTING ROOM:

uPVC large double glazed picture window with stunning far reaching countryside views. Engineered oak flooring. Coved ceiling. Radiator.

KITCHEN:

Dual aspect with double uPVC double glazed windows and double glazed door leading to the rear garden. A range of matching wall and base cupboards. Marble-effect worktop with in set stainless steel sink. Inset gas hob with oven under and filter hood above. Space for washing machine, slimline dishwasher and upright fridge/freezer. Engineered oak flooring.



BEDROOM ONE:

uPVC double glazed window overlooking the rear garden. Range of fitted wardrobes. Radiator.

BEDROOM TWO:

uPVC double glazed window with stunning far reaching countryside views. Engineered oak flooring. Coved ceiling. Radiator.

REMODELLED SHOWER ROOM:

uPVC double glazed window. Large shower cubicle with thermostatic shower. WC. Wash basin with drawers under. Tiled floor and part-tiled wall. Chrome heated towel rail. Coved ceiling. Inset spotlights.

OUTSIDE:

A lawned garden to the front and own driveway. The rear garden features a paved patio area with steps leading to a lawned area with shrub borders. Timber storage shed with power and light. Gated side access.

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).



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired



Ground Floor



Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Approx. Gross Internal Area 637 ft² ... 59.1 m²

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.