



3 THE MARTLETS BROAD OAK, BREDE

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A SPACIOUS SEMI DETACHED 3 BED CHALET BUNGALOW SITUATED IN A QUIET CUL DE SAC, WITHIN WALKING DISTANCE OF LOCAL AMENITIES. SITTING ROOM WITH WOODBURNING STOVE, DINING ROOM, KITCHEN WITH SEPARATE UTILITY ROOM. 2 GROUND FLOOR BEDS, 1 EN-SUITE, BATH/SHOWER ROOM. 1ST FLOOR BED 3 ALONG WITH PLAYROOM/STORE. ORP, MATURE PRIVATE REAR GARDEN.

ACCOMMODATION LIST: ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, KITCHEN, DINING ROOM, UTILITY ROOM, BEDROOM ONE, BATH/SHOWER ROOM, BEDROOM WITH EN SUITE SHOWER, 1ST FLOOR LANDING, BEDROOM, PLAY ROOM/STORE. FRONT GARDEN, BRICK PAVED DRIVEWAY, ENCLOSED REAR GARDEN. GAS FIRED CENTRAL HEATING.



Composite front door to:

ENTRANCE PORCH: UPVC double glazed window to side. Quarry tiled floor, exposed brick walls. Cloaks hooks. Step with UPVC part glazed door to:

ENTRANCE HALL: Stairs to the first floor. Matching oak doors to all rooms. Airing cupboard housing hot water tank with slatted shelves.

SITTING ROOM: UPVC double glazed picture window to the front. Exposed brick fire surround inset with cast iron wood burning stove on brick hearth. Coved ceiling. TV point.

KITCHEN: UPVC double glazed window to the side. Fitted with range of shaker style base and wall units with square edge laminate marble effect worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Dual fuel range cooker with stainless steel splashback. Extractor. Coved ceiling. Wood effect vinyl floor.

DINING ROOM: UPVC double glazed doors leading out to the rear brick paved terrace. Coved ceiling. Wood effect floor. Step down with opening to:

UTILITY ROOM: UPVC double glazed window to the rear, obscure UPVC double glazed door leading out to the rear paved terrace. Fitted with range of

GUIDE PRICE £399,950



cream base and wall units with square edge wooden worktop over, inset with single bowl, single drainer, stainless steel sink unit. Integrated Zanussi under counter freezer with matching under counter fridge alongside, integrated Beko washing machine. Inset ceiling lights. Ceramic tiled floor.

BEDROOM ONE: UPVC double glazed window overlooking the rear garden. TV point.

BATH/SHOWER ROOM: Fitted with contemporary white suite comprising back to wall WC, semi integrated hand basin set into range of light wood effect storage cupboards with laminate surround & shower bath with glass shower screen to side. Tiled walls. Inset ceiling lights, extractor. Mirror, shaver point. Underfloor heating.

BEDROOM TWO: UPVC double glazed window to the front. Hatch to loft housing gas fired boiler. Opening to

EN SUITE SHOWER ROOM: Fitted with contemporary white suite comprising WC, circular granite hand basin set onto wooden surround & tiled shower cubicle. Inset ceiling lights. Wood effect floor with underfloor heating. Ladder style heated towel rail.

Stairs to the First Floor:

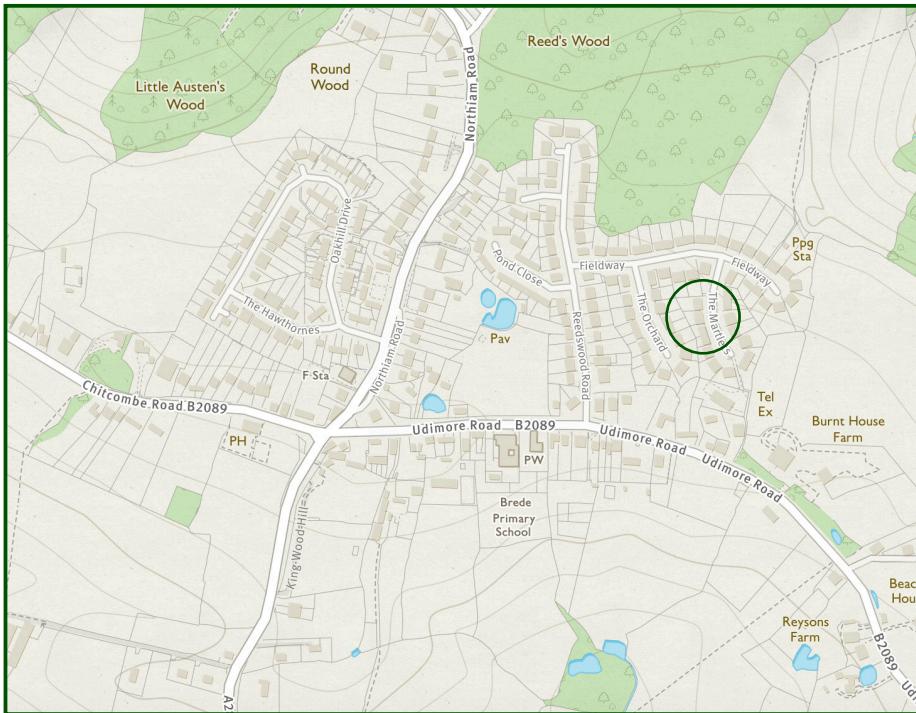
LANDING: Part sloping ceiling. Storage cupboard.

BEDROOM THREE: Velux style window to the side. Part sloping ceiling. Range of built in cupboards and shelves. Eaves storage cupboard.

PLAYROOM/STORE: Window to side. Sloping ceilings.

OUTSIDE: The property is approached from the road over a brick paved driveway providing parking with area of level lawn to the side. A gated paved pathway gives access to the rear garden, which is fully enclosed with fenced and hedged shrub lined boundaries to all sides & central area of level lawn, 2 timber garden stores & brick paved terrace.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: All mains services are connected. Gas central heating.

FLOOR AREA: 125 m² (1,345 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'D'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21(at Sevenoaks).

DIRECTIONS: Travelling south on the A28 proceed into Broad Oak, turning left at the crossroads, B2089, Udimore Rd, signposted Rye. Take the first left into Reedswood Rd, first right into Fieldway then 2nd right into The Martlets, No 3 will be found on the right.

What3Words (Location): [///tonality.claims.robes](https://what3words.com/tonality.claims.robes)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

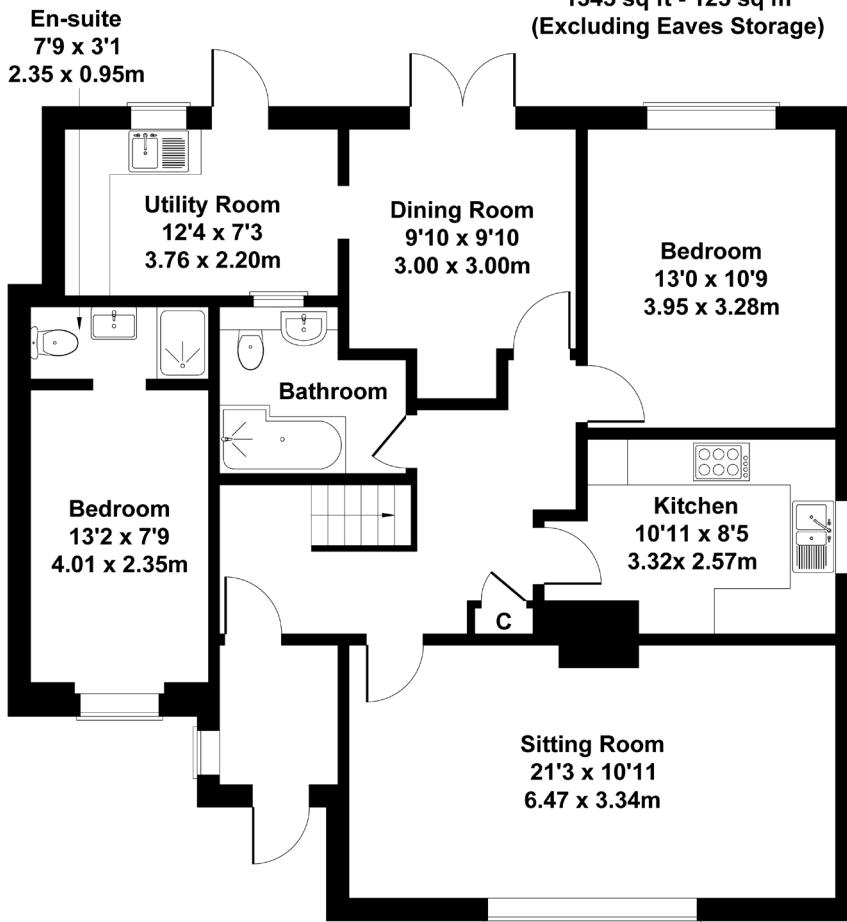
MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

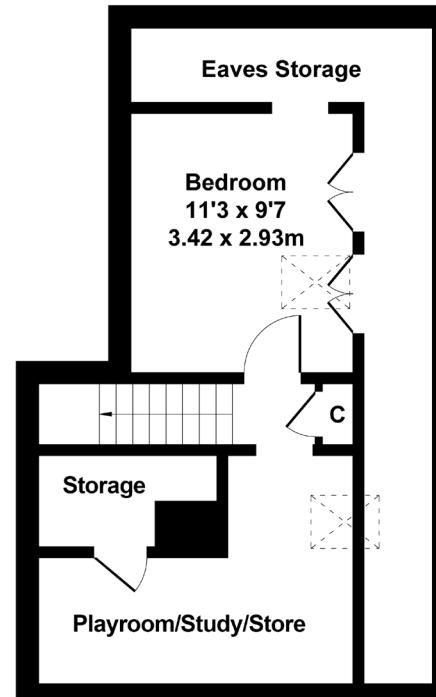
TELEPHONE: 01797 253000 or 01580 212828

3 The Martlets

**Approximate Gross Internal Area
1345 sq ft - 125 sq m
(Excluding Eaves Storage)**

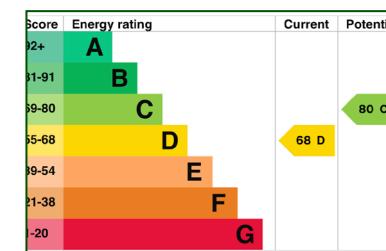


GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.



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