



WOOD & PILCHER



- 3 Bedroom Detached Chalet
- Stunning Views
- Wonderful Garden
- Downstairs Bedroom & Shower Room
- Driveway & Garage
- Energy Efficiency Rating: D

Broad Oak, Heathfield

£375,000

woodandpilcher.co.uk



38 Broad View, Broad Oak, Heathfield, TN21 8SB

This spacious and versatile three-bedroom detached chalet benefits from an elevated position providing far reaching countryside views, and from being located in a quiet road in the much-favoured village of Broad Oak.

Downstairs the property offers an open plan living / dining room with gas fire, modern kitchen with separate utility room, bedroom / office and a shower room. Upstairs there are two bedrooms, a stylish bathroom and separate cloakroom. Outside the mature rear garden is of a generous size featuring several seating areas, manicured lawns and established shrub beds. To the front there is a driveway that provides parking and access to a garage.

ENTRANCE HALL:

uPVC obscure glazed front door. Door to:

OPEN PLAN LIVING/DINING ROOM:

A dual aspect room with uPVC double glazed windows to front and side providing far reaching countryside views. Gas fire. 3 Radiators. Range of doors to:

KITCHEN:

uPVC double glazed window to rear garden. Range of cream fronted wall and base storage units with laminate marble effect worktops. One and a half bowl sink and drainer. Breakfast bar. Integrated double oven, induction hob with extractor over and dishwasher. Space for fridge freezer. Radiator. uPVC half obscured double glazed door to:



UTILITY ROOM:

Space for washing machine, tumble dryer and further fridge/freezer. Roof lantern. uPVC double glazed door to rear garden and door to:

SHOWER ROOM:

Obscure uPVC double glazed window to rear. Wash hand basin with storage under. WC. Quadrant shower with large shower head and separate hand shower.

INTERNAL HALLWAY:

Obscure uPVC double glazed window to side. Stairs to first floor. Under stairs cupboard. Radiator. Door to:

BEDROOM THREE/OFFICE:

uPVC double glazed window to rear. Radiator.

FIRST FLOOR LANDING:

Loft hatch. Airing cupboard. Range of doors to:

BEDROOM ONE:

uPVC double glazed window to front providing far reaching countryside views. 2 fitted double wardrobes. Access to eaves. Radiator.

BEDROOM TWO:

uPVC double glazed window to rear. Access to eaves. Radiator.

BATHROOM:

Obscure uPVC double glazed window to side. Fully tiled. Bath with shower attachment over. WC. Wash hand basin with storage beneath and lite mirrored unit.

CLOAKROOM:

Obscure uPVC double glazed window to side. WC. wash hand basin with storage beneath.

OUTSIDE:

The rear garden is of a generous size and extremely well maintained featuring areas of patio and decked seating areas with pergola, manicured lawn and well stocked shrub beds. To the front there is a driveway providing parking and access to the garage as well as an attractive front garden with areas of lawn and established shrub borders.

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



First Floor
Approx Internal Area
483 sq ft (44.9 sq m)



Ground Floor
Approx Internal Area
914 sq ft (84.9 sq m)
(Icluding Garage)

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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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