



BROAD VIEW, BROAD OAK, HEATHFIELD, TN21 8SB £329,500



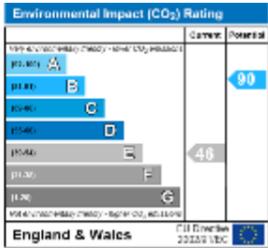
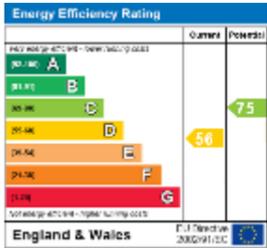
TOTAL APPROX. FLOOR AREA 1439 SQ.FT. (133.7 SQ.M.)

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

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3 Bedroom Detached Chalet Bungalow
Large L-shaped Sitting/Dining Room
Landscaped Gardens
Driveway and Garage
Electric Solar Panels
Immaculate and Spacious
Far-reaching views across the Weald



PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

An immaculate and beautifully maintained chalet bungalow with accommodation comprising entrance vestibule, kitchen, large L-shaped sitting/dining room, inner hallway, 3 bedrooms, refitted family shower room and cloakroom. The property benefits from UPVC double glazing, solar panels generating electricity and providing a considerable income guaranteed for many years. There is mains gas supply to the house. The heating is electric using some of the solar generated power!

Council Tax Band D - 2017/2018 £1,812.11

Broad Oak is a small, semi rural village a couple of miles from Heathfield. The village has a parade of shops which includes a small supermarket and post office. The highly regarded primary school at Broad Oak is only a short walk away. Secondary education is available at the nearby Heathfield College which is about a ten minute walk. There are also an extensive range of private schools in the area. Stonegate and Etchingam stations are both about a 10 minute drive away and offer services to London in just over an hour. The coast at Eastbourne and the town of Tunbridge Wells are both about 15 miles away.

ENTRANCE VESTIBULE Newly fitted UPVC part-glazed front door.

SITTING/DINING ROOM Sitting Room Area 15' x 11'06" Gas fired "woodburner" in tiled fireplace with wooden mantle and surround, large window to the front with views across the Weald to Mayfield, opening to the Dining Room Area 17' x 8'10" Window to the side, door to the kitchen.

KITCHEN 10'09" x 8'10" Range of modern wall and base units with complementary work surfaces over, built-in Neff electric oven, built-in Neff multi-purpose oven, built-in Neff gas hob with Neff extractor over, space and plumbing for washing machine and dishwasher, 1 1/2 bowl enamel sink and drainer unit with mixer tap, door to side, window to the rear.

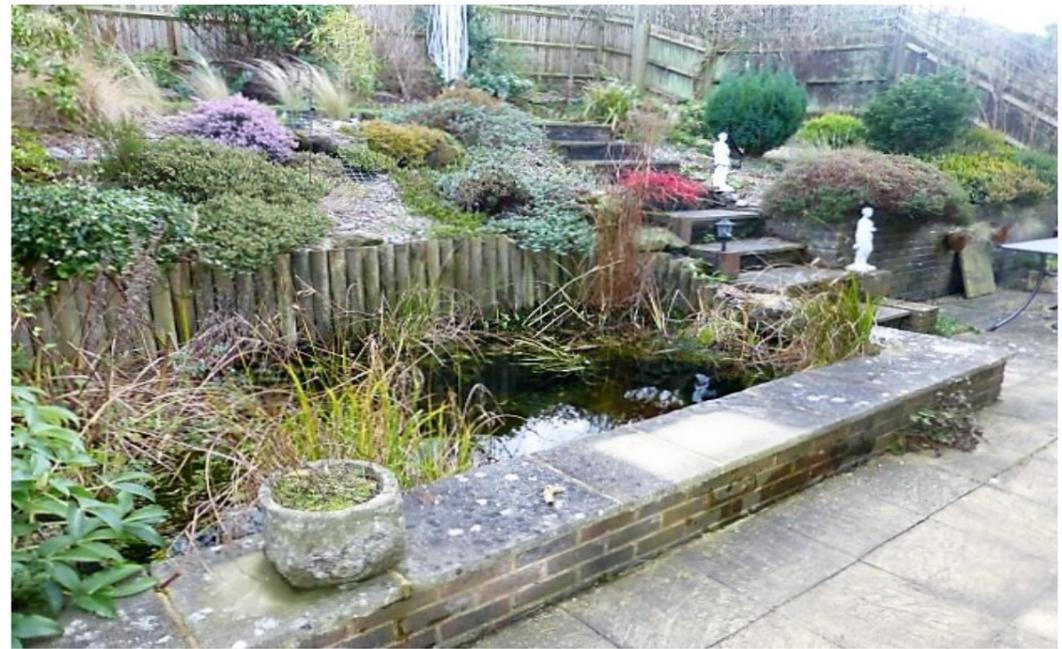
INNER HALLWAY Stairs rising to the first floor.

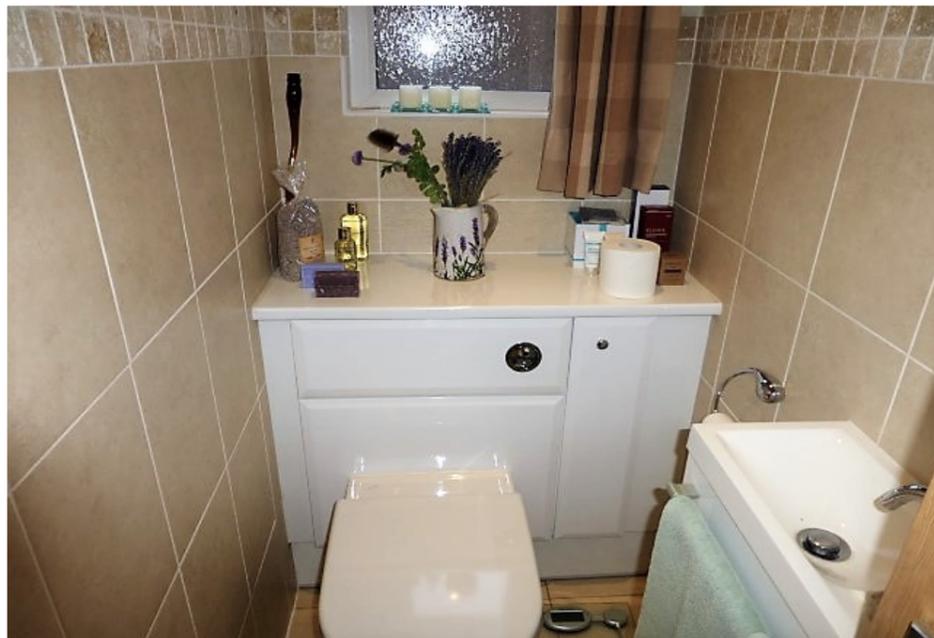
BEDROOM 3 11'08" x 10'11 Double doors to the patio and rear garden.

FIRST FLOOR LANDING Airing cupboard, hatch to boarded loft space with light.

BEDROOM 1 11'11" x 10'08" Range of fitted wardrobe cupboards, eaves storage cupboards, window with far-reaching views.

BEDROOM 2 10'09" x 10'08" Range of fitted wardrobe cupboards, window overlooking the rear garden.





FAMILY SHOWER ROOM Refitted shower room with white suite comprising corner shower unit with Mira plumbed-in shower, pedestal wash handbasin, low level W.C., independently heated towel rail, underfloor heating.

CLOAKROOM Low level W.C., underfloor heating.

DRIVEWAY AND GARAGE Driveway providing off-road parking leading to the single garage with up-and-over door and roof storage.

FRONT GARDEN Steps from the driveway leading to the front door, terraced garden with mature shrubs and side access to the rear garden.

REAR GARDEN Beautiful and well stocked landscaped garden with mature shrubs, paved patio seating area, ornamental fishpond with waterfalls and filter, mature flower beds and borders, steps leading to area of lawned garden, lean-to greenhouse.



