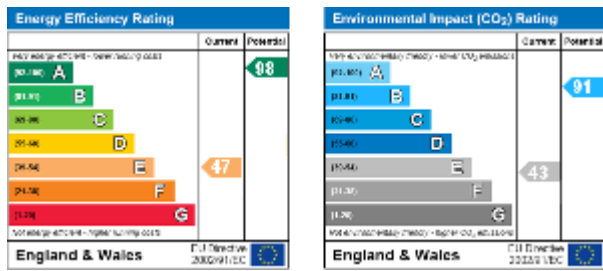




STREET END LANE, BROAD OAK, TN21 8TU £485,500



Individual Detached Bungalow
4 Bedrooms
Kitchen with oil-fired Aga
Sitting Room with Inglenook fireplace
Dining Room
Sunroom
Large Gardens approx. 1/3 acre (TBC)
Numerous Outbuildings



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A spacious and detached bungalow requiring some modernisation and with accommodation comprising entrance hall, kitchen, dining room, sitting room, inner hallway with utility area, sunroom, 4 bedrooms, bathroom and a separate W.C. The property benefits from oil-fired central heating, large established cottage gardens with numerous outbuildings, parking and overlooks the neighbouring countryside. Council Tax Band D - 2018/2019 £1,912.55

Set off a country lane with easy access to Broad Oak village with amenities including a well regarded community school, community hall, supermarket/post office, hairdressers and church. Secondary education is available at the nearby Heathfield College. 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

ENTRANCE HALL Part-glazed front door, hatch to loft space with pull down ladder, cupboard housing consumer unit.

DINING ROOM 14'05" x 9'04" Open plan with York stone low wall between the kitchen and the sitting room, window to the side.

KITCHEN 21'11" x 6'10" Range of modern wall and base units with complementary work surfaces over, electric cooker with extractor over, oil-fired Aga providing cooking and supplementary hot water, stainless steel double sink and drainer unit, window to the front.

SITTING ROOM 20'08" (into Inglenook) x 11'11" Large inglenook fireplace with stone hearth and woodburning stove, sliding doors to the patio, beams to the walls and ceiling.

BEDROOM 1 13'07" x 10'02" Two steps up from the kitchen with a range of fitted wardrobes with further storage cupboards over, cupboard housing hot water tank and immersion heater, window to the front.

INNER HALLWAY/UTILITY AREA Spacious hallway with utility area, stainless steel sink unit with cupboard under, space for appliances, 2 x ceiling natural light lanterns, door to sunroom, steps up to bedrooms 3 and 4.

SUNROOM 13'02" x 6'08" Windows to the side and rear.

BEDROOM 2 11'05" x 10'01" Window to the rear.





BEDROOM 3 10'08" x 10'04" Double wardrobe, storage cupboards, window to the side.

BEDROOM 4 10'04" x 9'02" Window to the side.

BATHROOM 7'08" x 5'11" Coloured suite with wash handbasin, bath with shower over, obscure window to the side.

SEPARATE WC Window to the side.

GARDENS A particular feature of the property, approximately 1/3 acre (TBC) being hedge enclosed and overlooking the surrounding countryside, large cottage gardens with paved patio seating area, mature trees and flower borders, productive fruit and vegetable areas, greenhouse, outside tap, vehicle and pedestrian gates to the lane, driveway providing off-road parking.

OUTBUILDINGS Cupboard to the front housing central heating boiler which is serviced annually.

Garden Shed 13'08" x 9'08".

Garden Shed 13'10" x 11'07" wash handbasin, light and power connected.

Large Shed/Studio/Office 15'08" x 7'08" Light and power connected, trap door to first floor.

Smaller Garden Shed Light and power connected.



