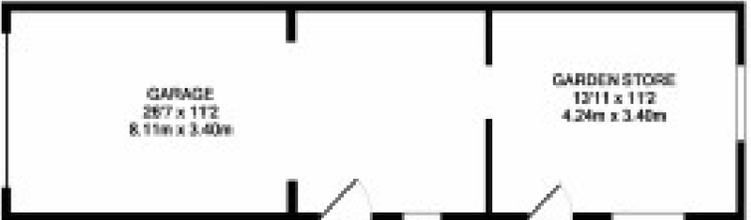
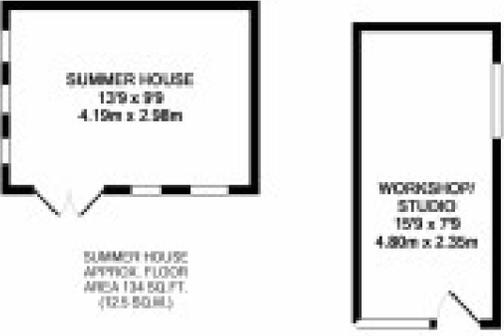




**STREET END LANE, BROAD OAK, TN21 8TU £485,500**



GROUND FLOOR  
APPROX. FLOOR  
AREA 1298 SQ. FT.  
(120.6 SQ.M.)

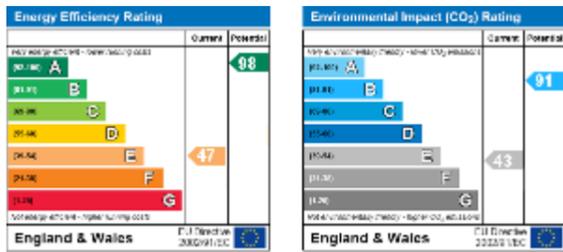
SHED  
APPROX. FLOOR  
AREA 61.90 SQ. FT.  
(5.8 SQ.M.)

OUTBUILDING  
APPROX. FLOOR  
AREA 480 SQ. FT.  
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2065 SQ. FT. (191.8 SQ.M.)  
While 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 false statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown here are not intended to be a guarantee as to their operability or efficiency can be given.  
Made with Metropix 150018



**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**



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.

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.  
 Tel: 01435 868020. Fax: 01435 864441. www.westwoodsestateagents.co.uk

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.



