



Plot 2 Haymakers,  
Street End Lane,  
Broad Oak,  
East Sussex,  
TN21 8TS



## Street End Lane

Located in the High Weald Area of Outstanding Natural Beauty is this beautifully designed brand new detached two bedroom bungalow by Mid Sussex Homes that has been finished to an exacting standard with impressive fixtures and fittings, landscaped gardens, ample parking, electric car charging point and the benefit of a 10 year Build Zone warranty.

### Features

BRAND NEW BUNGALOW

BLOCK PAVED PARKING

10 YEAR WARRANTY

PRIVATE DEVELOPMENT

LUXURIOUS KITCHEN

VIEWS TOWARDS MAYFIELD

MID SUSSEX HOMES

ELECTRIC CAR CHARGING POINT



## Description

Viewing is essential to appreciate this individual and beautifully designed two bedroom bungalow that is set on the fringe of the village with lovely views over the High Weald towards Mayfield and within a small development of four brand new homes. Carefully designed using carefully selected materials the property presents attractive antique birds beak pointed brickwork below a tiled and slate roof with detailed lead work and multi-pane double glazed sash windows. The accommodation is arranged around an entrance hall with an impressive open plan living room with wood burning stove and double doors opening onto the patio and garden. At the heart of the house is a stunning fully fitted kitchen with a list of Neff appliances with a door onto the railing enclosed patio. Throughout the property is Karndean flooring and newly fitted carpets with underfloor heating. From the inner hallway steps lead down to the master bedroom which enjoys two large double wardrobes, views to the rear and an en-suite shower room with a further double bedroom and family bathroom. Benefitting from all the latest refinements the property enjoys high levels of insulation, double glazed windows and an efficient air source heating system. The landscaped gardens include a block paved area of parking, with newly seeded lawns to the front and rear which are post and rail fence enclosed with a railing enclosed patio that takes in the stunning views. There is outside lighting, power, water tap and electric car charging point.

NOTE: The four properties will all own the portion of the private road and garden in front of each plot but each property will have a right of way.

## Directions

From Heathfield head east towards Broad Oak turning left into Street End Lane where the properties will be seen on the left hand side.

What3Words:///archduke.stared.period





## THE ACCOMMODATION COMPRISES

A panelled door with outside light and door to

## ENTRANCE PORCH

5' 7" x 4' 0" (1.70m x 1.22m) with door opening through to

## LIVING/DINING ROOM

21' 2" x 14' 10" (6.45m x 4.52m) max a double aspect room with French doors opening onto the railing enclosed patio, wood burning stove on a slate hearth and opening through to

## INNER HALLWAY

## KITCHEN

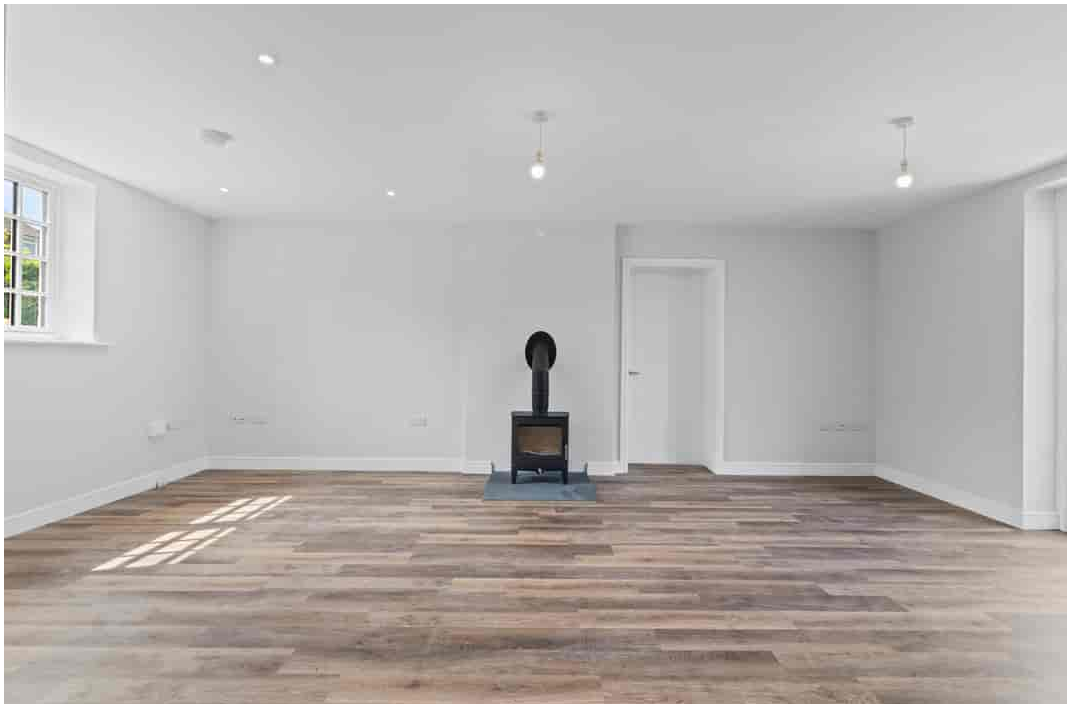
11' 7" x 7' 6" (3.53m x 2.29m) a dual aspect room with glazed door to patio and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, washing machine, microwave and fridge/freezer. There is a fitted low level oven and a large area of quartz working surface with a 1 1/2 bowl stainless steel sink with mixer tap and drainer and a 4 ring induction hob with extractor above.

## BATHROOM

8' 3" x 6' 0" (2.51m x 1.83m) with window to front, recessed lighting and fitted with a white panelled bath with mixer tap and shower attachment, concealed cistern wc, vanity sink unit, shaver point and heated towel rail.

## MASTER BEDROOM

12' 6" x 12' 10" (3.81m x 3.91m) with window to rear, two double wardrobes with hanging and shelving and separate cupboard housing the hot water tank.





## EN-SUITE

with tiled floor and walls and fitted with a concealed cistern wc, vanity sink unit with shaver point, and tiled enclosed shower with fixed and hand held shower heads. Heated towel rail.

## BEDROOM 2

12' 1" x 9' 8" (3.68m x 2.95m) having a dual aspect.

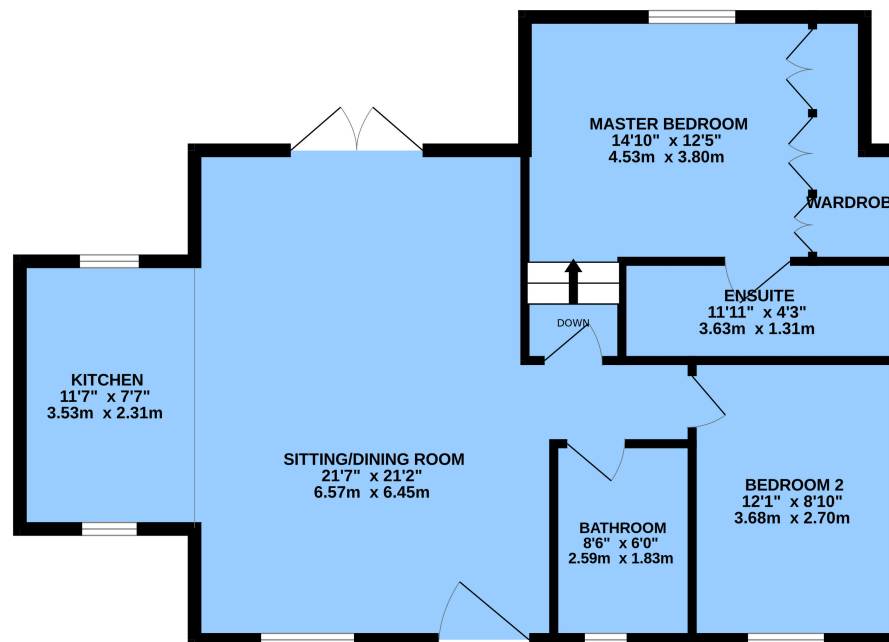
## OUTSIDE

The property is approached over the private road to an area of block paved parking. The front garden is newly seeded with planted borders. There is external lighting and a tap. To the rear is a railing enclosed patio that takes in views over the adjoining fields and beyond to Mayfield, is post and rail fence enclosed and will be newly seeded.





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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