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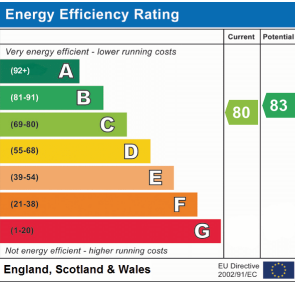
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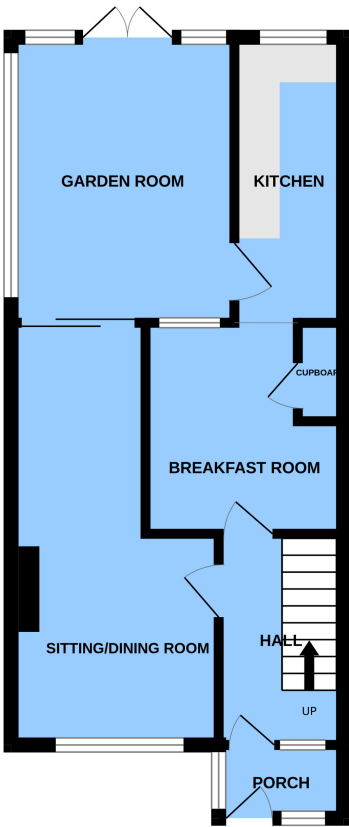
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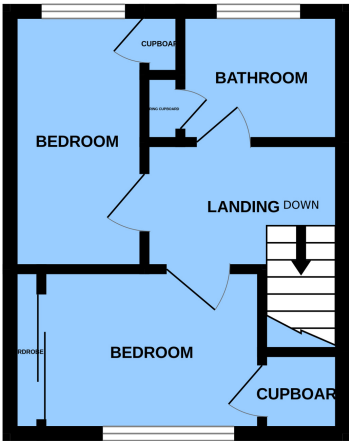
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GROUND FLOOR



1ST FLOOR



32 Oakhill Drive, Broad Oak, Rye, East Sussex TN31 6DT **£349,000 freehold**

A spacious 2 bedroom mid-terrace village property tucked away with an attractive garden and parking located close to the popular village.

Mid Terrace Property      2 Double Bedrooms      Parking for 2 Vehicles      Attractive Garden  
Summerhouse      Popular Village Location      Solar Panels



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## Description

32 Oakhill Drive presents a perfect opportunity to secure a well presented property in a quiet location close to the centre of the popular village. Internally the property has an L shaped reception room which measures 21' in length and leads through to a garden room that looks over the well presented garden. The kitchen is modern and is positioned just off the breakfast room. To the first floor there are two generous double bedrooms and a family bathroom. Externally the property enjoys off road parking for two vehicles and to the rear is a manageable garden with large shed and summerhouse with power and light which would make an ideal home office. There are solar panels for the electricity and we are advised they generate approximately £800 per annum. The village of Broad Oak has a village shop, the Broad Oak public house, bakery, primary school and doctors surgery. A more comprehensive range of amenities can be found in nearby Hastings and St Leonards and the famous Cinque Ports town of Rye with its attractive cobbled streets, restaurants, sites of historical interest, harbour and nature reserve, is just a short drive away.

## Directions

From the crossroads in the centre of the village proceed along the A28 in a northerly direction passing the fire station on the left hand side. Turn left into Oakhill Drive and bear right at the fork. After a short distance the property will found along on the right hand side.

What3Words:///clean.decency.candidate

## THE ACCOMMODATION COMPRISES

A part glazed door to

## ENTRANCE PORCH

with coat hanging area and secondary part glazed door to

## ENTRANCE HALL

with stairs giving access to the first floor landing, radiator, tiled floor, large understairs storage recess.

## LIVING/DINING ROOM

21' 6" x 12' 2" (6.55m x 3.71m) narrowing to 8' 3" in the dining area, a double aspect room with window to front and sliding patio doors to the rear, tiled floor, centered around a coal effect gas fire with marble effect surround with wooden mantel, radiator, serving hatch to kitchen.



## BREAKFAST ROOM

9' 8" x 9' 2" (2.95m x 2.79m) with window into garden room, storage cupboard, tiled floor, radiator. Opening into

## KITCHEN

15' 5" x 5' 0" (4.70m x 1.52m) a double aspect room, tiled floor and walls, and fitted with a range of base mounted kitchen cabinets incorporating cupboards and drawers with wooden working surfaces incorporating a butler sink with mixer tap, electric oven with 4 ring ceramic hob, space and plumbing for washing machine and integrated slimline dishwasher. Door to

## GARDEN ROOM

15' 6" x 11' 2" (4.72m x 3.40m) a double aspect room with double doors out to the garden, solid wood flooring, radiator.



## FIRST FLOOR LANDING

with loft access, solid wood flooring.

## BEDROOM 1

13' 1" x 9' 3" (3.99m x 2.82m) with window to front, solid wood flooring and fitted mirror fronted wardrobes,



## BEDROOM 2

12' 0" x 10' 4" (3.66m x 3.15m) with window to rear, solid oak flooring and cupboard housing the Worcester gas boiler.

## BATHROOM

7' 9" x 5' 5" (2.36m x 1.65m) with two windows to rear, recessed lighting, tiled floor and fitted with a claw foot bath with shower attachment over, vanity sink unit, wc, heated towel rail and airing cupboard with slatted shelves.

## OUTSIDE

To the front is a block paved driveway providing parking for two vehicles being hedge enclosed either side. To the rear is a level garden with a large shed and SUMMERHOUSE 9' 0" x 9' 0" (2.74m x 2.74m) with double doors into the garden, power and light currently used as a workshop.



## COUNCIL TAX

Rother District Council  
Band B -£1,949.90

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.