



Saremo

Halley Road, Broad Oak, Heathfield, East Sussex, TN21 8TG

SAMUEL & SON  
CHARTERED SURVEYORS

# SAREMO

HALLEY ROAD, BROAD OAK, HEATHFIELD  
EAST SUSSEX, TN21 8TG

A two bedroom bungalow in need of modernisation and with the potential to extend, subject to the usual consents, situated in a wonderful elevated position with views across open fields and countryside to the south.

## Accommodation:

Entrance hall • Sitting room

Kitchen/dining room

Two double bedrooms • Bathroom

Rear Porch

## Outside:

Private driveway/parking • Garaging

Large gardens

**Guide £300,000**

## Situation

Broad Oak is a small village within the High Weald Area of Outstanding Natural Beauty offering amenities including a village hall and a general store with post office, farm shop and café and its own pre-school. The property is located in a quiet residential street with superb rural views a just a short walk to the village amenities and bus services.

The village is only about a mile and a half from Heathfield town centre which offers a wide range of amenities and services including a number of independent shops and restaurants together with four supermarkets from the top national chains and a community leisure centre. Heathfield also offers schooling for all ages with All Saints and St. Richards Primary School and Heathfield Community College in Old Heathfield/Cade Street within walking distance.

In terms of transport, there is a local bus service and mainline stations at Stonegate and Buxted (approximately 5 and 7 miles respectively) providing a direct service to London. Tunbridge Wells with its excellent modern shopping centre, extensive leisure and recreational facilities is only approximately 16 miles to the north with the larger coastal towns of both Brighton and Eastbourne within about a 45 and 25 minute drive respectively.

## Description

A detached two bedroom bungalow set in a good size plot in need of updating and with the potential to extend, subject to the usual consents, situated in a wonderful elevated position with a superb rural outlook and fine views across open fields and countryside to the south. Built, we understand, in the late 1950's, it is a good-size property with a large garden, garaging and driveway providing off-road parking, in a very well-regarded residential road.

## Accommodation

The accommodation is currently arranged to provide a sitting room, kitchen/dining room, two double bedrooms and a bathroom. It offers the scope to just update or, to undertake a more comprehensive redevelopment – by extending into the large roof space and increasing the footprint to potentially provide a three or four bedroom property.

## Outside

Parking for several cars is provided by a concrete driveway that leads to a detached single garage set to the side of the bungalow. To the front is a small lawned garden and to the rear, a good size tiered garden mostly laid to lawn with a terrace area all enclosed by a combination of hedging and timber fencing. The gardens have been a little neglected of late but offer scope to make an extremely attractive feature of the property.





## GENERAL PROPERTY INFORMATION

### Services

Mains water and electricity. Electric heating and immersion heater for hot water. Mains drainage.

### Local Authority

Wealden District Council. [www.wealden.gov.uk](http://www.wealden.gov.uk)

### Outgoings

Council Tax Band 'D'.

### Energy Performance

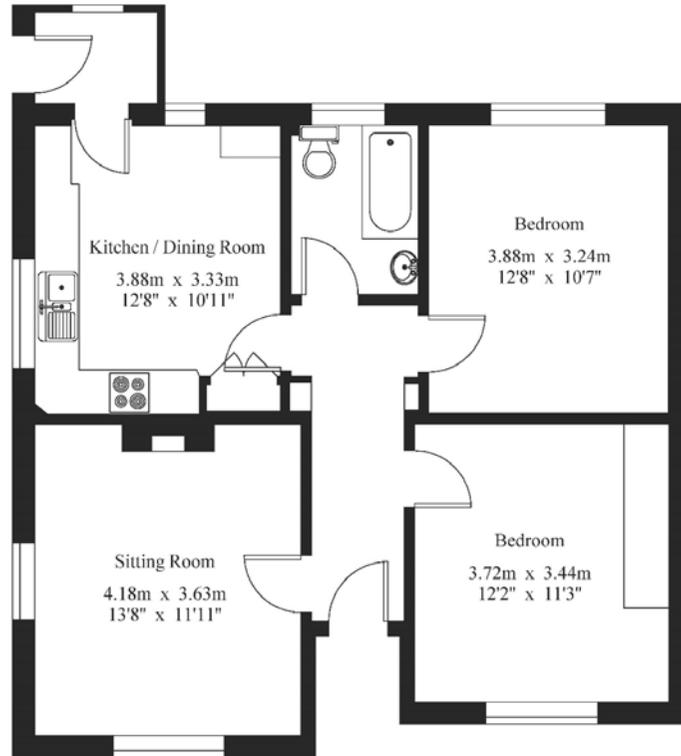
EPC Rating 'F'.

### Viewing

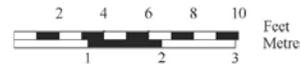
Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son, Horam.

# Saremo

Gross Internal Area : 69 sq.m (742 sq.ft.)



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D		
39-54	E		
21-38	F	33   F	
1-20	G		

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