

OAKFIELD

Broad View, Heathfield, TN21 8SB

Price Guide £375,000

3 1 2 C

Broad View, Heathfield, TN21 8SB

PRICE GUIDE - £375,000-£400,000

A well-presented three-bedroom link-detached chalet-style home, occupying an elevated position within the sought-after village of Broad Oak and enjoying far-reaching panoramic rural views. Offering spacious and versatile accommodation throughout, the property is presented in excellent decorative order and is ideal for a range of buyers.

The accommodation comprises an inviting entrance hall leading to a generous dual-aspect living room featuring a decorative fireplace and large picture window framing the outstanding countryside views. The spacious kitchen/dining room is fitted with a comprehensive range of wall and base units, free standing double oven and electric hob, with direct access to the rear garden. A bright uPVC conservatory provides an additional reception space overlooking the garden, while the third bedroom is currently utilised as a bedroom it could easily become as a formal dining room, offering excellent flexibility.

To the first floor are two well-proportioned double bedrooms, the principal benefiting from fitted wardrobes and delightful rural views, together with a modern family bathroom fitted with a white suite including a bath and separate shower.

Further benefits include gas central heating, uPVC double glazing throughout, an attached garage and attractive front and rear gardens. The front garden is mainly laid to lawn with established flower and shrub borders, while the enclosed rear garden enjoys a sunny aspect and features a gravel patio, landscaped beds, slate pathways and gated rear access.

This appealing home combines spacious, adaptable accommodation with a desirable village setting and outstanding countryside views.

























Sitting Room
20'8" x 11'1" (6.30m x 3.39m)

Dining Room
9'0" x 8'1" (2.74m x 2.46m)

Kitchen
10'11" x 8'1" (3.33m x 2.46m)

Bedroom One
11'6" x 11'0" (3.51m x 3.35m)

Bedroom Two
12'0" x 9'1" (3.66m x 2.77m)

Bedroom Three
13'0" x 10'1" (3.96m x 3.07m)

Bathroom
9'0" x 6'1" (2.74m x 1.85m)

Conservatory
10'0" x 7'7" (3.05m x 2.31m)

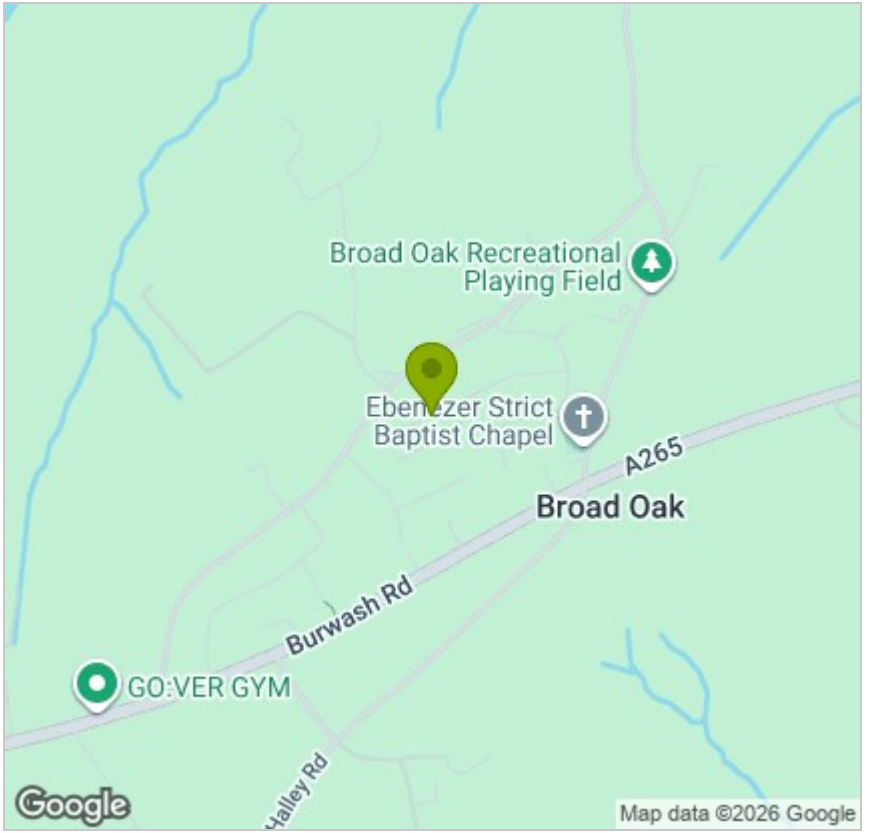
Garage
17'5" x 7'1" (5.31m x 2.16m)

Council Tax Band D - £2,728.43 Per Annum

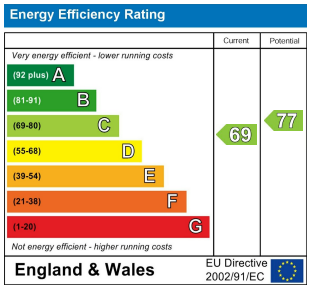
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01435 864233
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

70 High Street, Heathfield, East Sussex, TN218JD
heathfield@oakfieldproperty.co.uk
01435 864233
www.oakfieldproperty.co.uk