

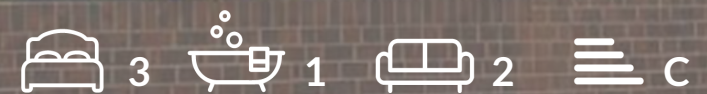


OAKFIELD



Broad View, Heathfield, TN21 8SB

Asking Price £400,000



## Broad View, Heathfield, TN21 8SB

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

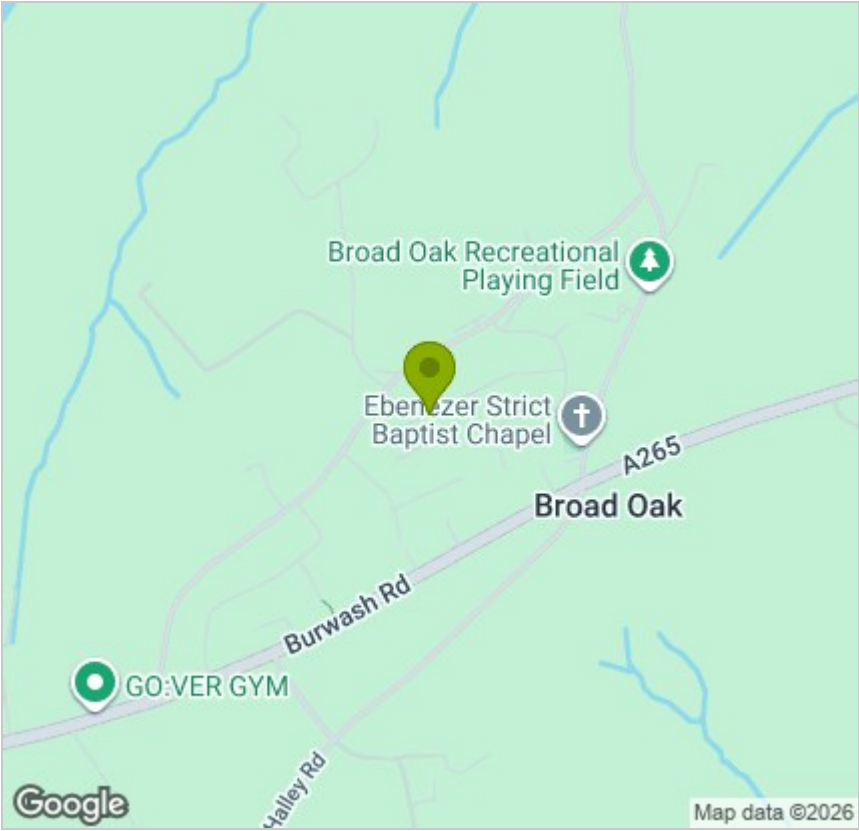


Viewing

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

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Area Map



Energy Efficiency Graph

