



Price
£475,000

Freehold

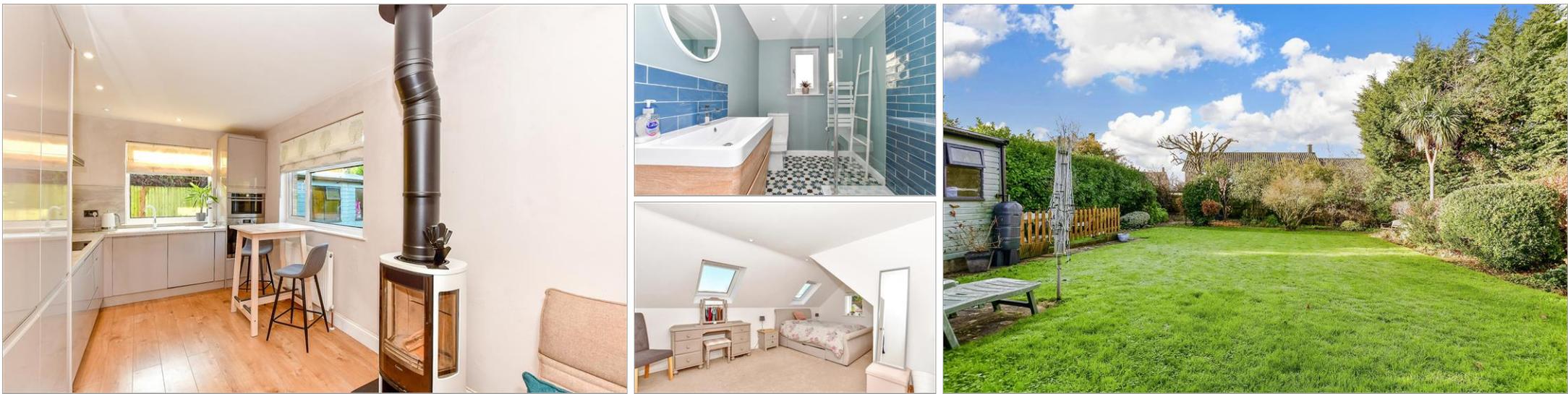
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**Northiam Road, Broad
Oak, Rye, East Sussex,
TN31**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- ***Offers Over £475,000***
- **Generously proportioned 3-bedroom semi-detached chalet bungalow**
- **Contemporary open plan kitchen/diner complete with wood burning stove**
- **Lavish/luxury shower room**
- **Large private and sunny rear garden**
- **Ample off-road parking**
- **Chain free**

Accommodation

GROUND FLOOR

Hallway
 Kitchen: 12'10 x 9'5 (3.91m x 2.87m)
 Dining Area: 15'10 x 10'11 (4.83m x 3.33m)
 Bathroom: 6'8 x 5'11 (2.03m x 1.80m)
 Lounge: 15'10 x 11'5 (4.83m x 3.48m)
 Study Area: 11'4 x 9'2 (3.46m x 2.80m)
 Bedroom 3: 10'4 x 9'0 (3.15m x 2.75m)
 Storage Room
 Utility Room: 9'8 x 8'11 (2.95m x 2.72m)

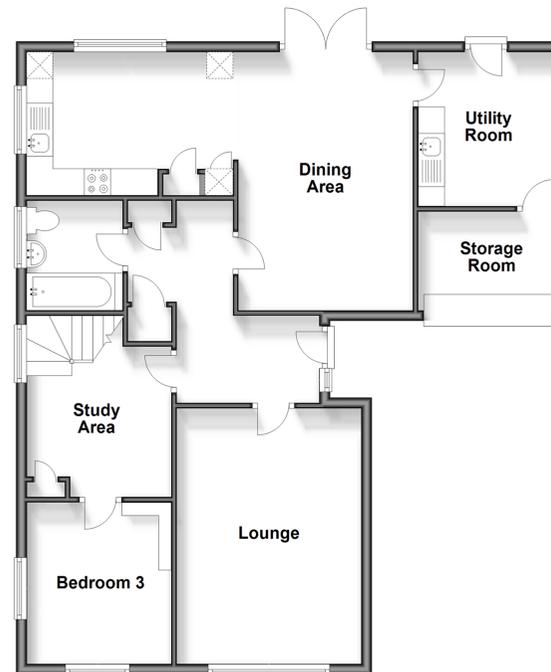
FIRST FLOOR

Landing
 Bedroom 1: 18'3 x 13'11 (5.57m x 4.24m)
 Bedroom 2: 13'5 at widest point x 10'4 (4.09m x 3.15m)
 Shower Room: 7'5 x 5'8 (2.26m x 1.73m)

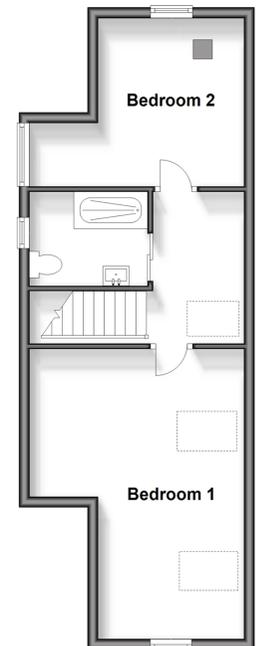
OUTSIDE

Driveway
 Front and Rear Gardens

Ground Floor
 Approx. 90.4 sq. metres (972.8 sq. feet)



First Floor
 Approx. 41.7 sq. metres (449.1 sq. feet)



Call Tenterden - 01580 766002 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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