

**OVER 60?**

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



**Price**

**£475,000**

**Freehold**

3x  2x  1x 

The Martlets, Broad Oak, Rye, East Sussex,  
TN31

*Wards*  
Helping you move forwards



## Main features

- Offers over £475,000
- Stunning 3 bedroom detached bungalow
- Free flowing layout between the lounge and recently updated kitchen
- En-suite shower room to the main bedroom
- Desirable location within easy reach of Rye

## Accommodation

### GROUND FLOOR

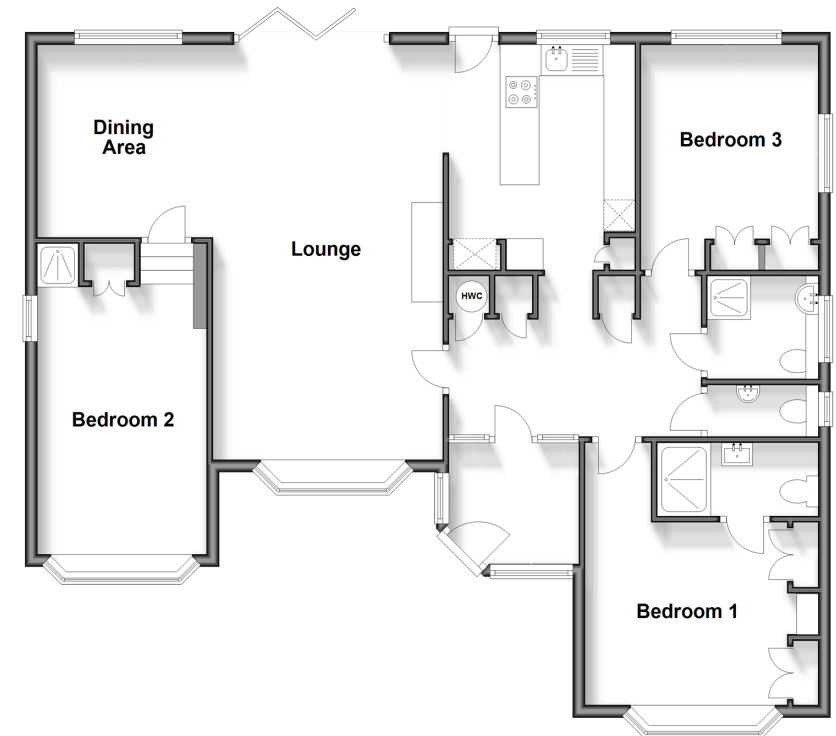
- Porch
- Hallway
- Dining Area: 10'3 x 8'11 (3.13m x 2.72m)
- Lounge: 21'11 x 12'2 (6.68m x 3.71m)
- Cloakroom: 12'3 x 10'3 (3.74m x 3.13m)
- Shower Room: 6'10 x 5'8 (2.08m x 1.73m)
- Bedroom 1: 13'10 x 12'3 (4.22m x 3.74m)
- En-Suite Shower Room: 7'2 x 4'0 (2.19m x 1.22m)
- Bedroom 2: 16'2 x 8'10 (4.93m x 2.69m)
- Bedroom 3: 12'0 x 9'7 (3.66m x 2.92m)

### OUTSIDE

- Front and Rear Gardens
- Driveway

### Ground Floor

Approx. 107.5 sq. metres (1157.0 sq. feet)



**Call Tenterden - 01580 766002 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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