

The Martlets, Broad Oak, Rye TN31 6DN

fox & sons

welcome to

The Martlets, Broad Oak, Rye

Set in the heart of Broad oak is this three bedroom detached bungalow, the village location means the property benefits from good pubs & beaches, local doctors, corner shops and a short drive to neighbouring villages such as Westfield and Northiam.















Total floor area 111.4 m² (1,199 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Porch

Entrance Hall

Cloakroom

Lounge
21' 11" x 12' 1" (6.68m x 3.68m)

Dining Room
8' 11" x 10' 1" (2.72m x 3.07m)

Kitchen
11' 11" x 9' 10" (3.63m x 3.00m)

Bedroom One
12' 3" x 13' 10" (3.73m x 4.22m)

En Suite

Bedroom Two
9' 5" x 11' 11" (2.87m x 3.63m)

Bedroom Three
8' 10" x 16' 3" (2.69m x 4.95m)

Bathroom

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- DETACHED BUNGALOW
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- FITTED KITCHEN
- EN SUITE TO MASTER BEDROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£465,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS124599

The Property Ombudsman

Property Ref:
HAS124599 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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