

BROAD OAK

EAST SUSSEX



Chitcombe Road
Broad Oak
East Sussex
TN31 6EX

This stunning detached property enjoys a semi-rural location opposite Brede High Woods.

Outside the property is approached via a gravel drive which provides ample off road parking and leads to a double cart lodge. A gate leads into a courtyard and the Summerhouse with stunning Georgian gates then leading into the garden. Wrapping around the property the gardens are partially landscaped with well stocked flower and shrub beds, steps lead to a sheltered barbecue area, further steps lead to an area of lawn and a terrace.

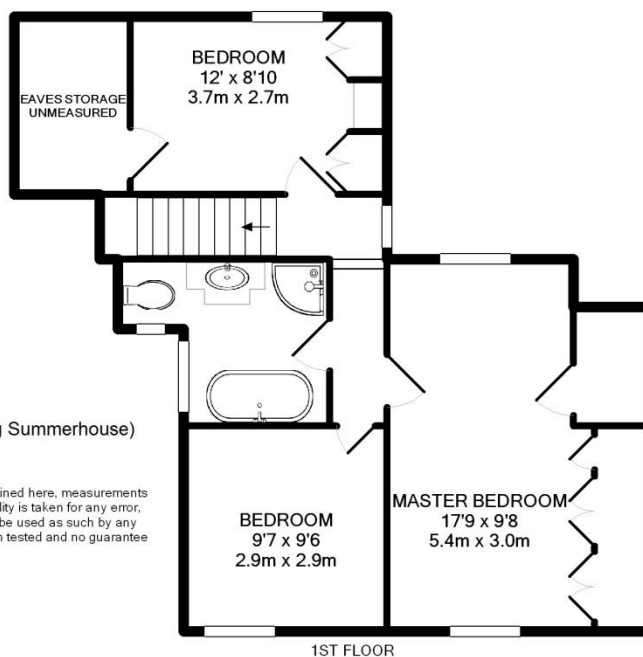
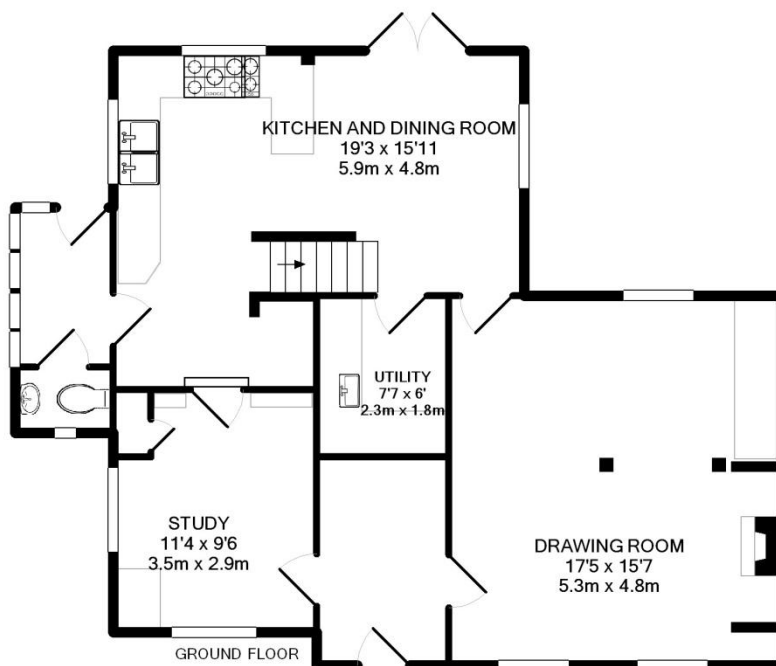
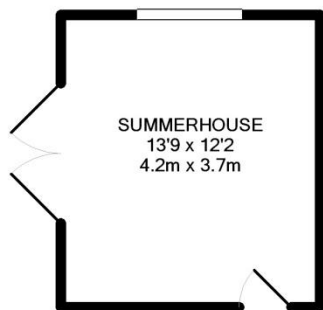
Rail link from Rye to London in under one hour.

- Stunning Detached Period Property
- Drawing Room with Inglenook
- Double Aspect Study
- Kitchen and Dining Room
- Utility Area and Cloakroom
- Master Bedroom with Vaulted Ceiling
- Two Further Double Bedrooms
- Family Bathroom
- Detached Summerhouse
- Enclosed Gardens Approx. 0.6 Acres
- Cart Lodge and Off Road Parking
- Planning Permission to Extend









TOTAL APPROX. INTERNAL FLOOR AREA (excluding Summerhouse)
1268SQ.FT. (117.8SQ.M)
(not to scale - for layout purposes only)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate



The Firs, Chitcombe Road, Broad Oak, RYE, TN31 6EX

Dwelling type: Detached house
Date of assessment: 24 July 2013
Date of certificate: 24 July 2013
Reference number: 0076-2814-6338-9827-4925
Type of assessment: RdSAP, existing dwelling
Total floor area: 117 m²

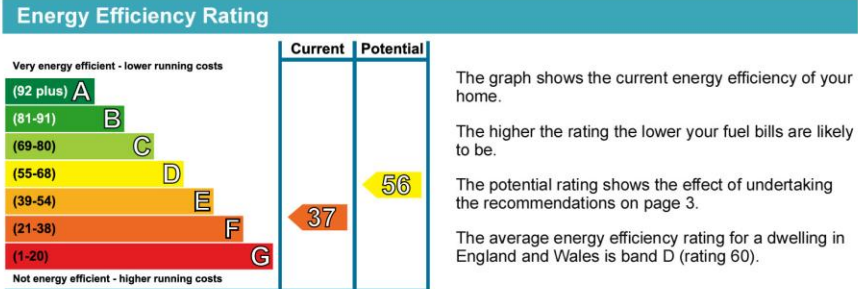
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,982
Over 3 years you could save	£ 783

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 402 over 3 years	£ 201 over 3 years	
Heating	£ 4,893 over 3 years	£ 4,551 over 3 years	
Hot Water	£ 687 over 3 years	£ 447 over 3 years	
Totals	£ 5,982	£ 5,199	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 396	
2 Low energy lighting for all fixed outlets	£130	£ 147	
3 Solar water heating	£4,000 - £6,000	£ 240	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

Mains electricity and water. Private drainage.
LPG central heating and cooking.

Rother District Council - Council Tax Band F

Planning Reference RR/2012/721/P

The Garden Cottage was previously known as
The Firs



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