

**RUSH
WITT &
WILSON**



**Stable Cottage, 7 Six Bells Mews, Northiam, East Sussex, TN31 6NP.
£235,000**

An attractive Grade II listed one bedroom attached converted Stable Cottage forming part of a private mews development formerly known as the Six Bells Hotel & Inn. Centrally positioned to all Northiam has to offer including a popular Bakery, Hardware store, award winning Doctor's surgery and choice of convenience stores, this delightful Cottage provides spacious and low maintenance living, particularly those seeking the security and convenience of a village centre position. Accommodation comprises a bright living / dining room with french doors to a small paved courtyard, kitchen and ground floor bathroom suite and a first floor bedroom with vaulted ceiling. The property offers off road parking adjacent with further visitor parking available nearby. Offered CHAIN FREE.



Front

Brick edged planted borders to front, external lighting, handrail, external light, painted hardwood stable front door with viewing pane to entrance hall.

Entrance hall

Carpeted flooring, inset coir mat, ceiling light, single radiator, turned carpeted staircase to first floor bedroom with under stair storage cupboard below housing consumer unit, access to kitchen, internal door to bathroom and living room severally.

Living / dining room

19'1 x 10' (5.82m x 3.05m)

Internal door, carpeted flooring, window to side aspect, further glazed door and sidelight to side courtyard, ceiling lights, two radiators, selection of power points, TV point, phone point.

Kitchen

7'8 x 6'2 (2.34m x 1.88m)

Tile effect vinyl flooring, hardwood window to front aspect, fitted base units with laminated doors beneath stone effect laminated work surfaces, inset stainless one and half bowl with drainer and mixer tap, tile splash backs with above counter level power points, integrated NEFF oven with four ring electric hob, extractor canopy and light over, recess for fridge / freezer, single radiator, ceiling light.

Ground floor bathroom

10'5 x 5'1 (3.18m x 1.55m)

Internal door, tile effect vinyl flooring, obscure glazed window to rear aspect, panelled bath with tile splash backs and traditional telephone style furniture, shower over, single radiator, push flush WC, wall mounted vanity unit, airing cupboard housing floor mounted oil-fired boiler and slatted shelving over, ceiling light, extractor fan.

Stairs and landing

Turned carpeted staircase to first floor bedroom with under stair storage cupboard below housing consumer unit, timber handrail, eaves storage cupboard over staircase which is carpeted with light, radiator and power point, ornate Oak handrail, internal glazed door to bedroom.

Bedroom

12'9 narrowing t 9'5 x 12'6 (3.89m narrowing t 2.87m x 3.81m)

Internal glazed door, carpeted flooring, timber Velux window to side, further window to front gable, ceiling light, radiator, power points, cupboard with bi-folding door complete with shelving, light housing hot water tank.

Courtyard

Small paved seating area led from french doors to main sitting room, raised border with planted shrubs, evergreen conifers, access to driveway, external lighting, shingled path to rear housing oil-tank and small shed.

Parking

Herringbone block paved drive adjacent to property

Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

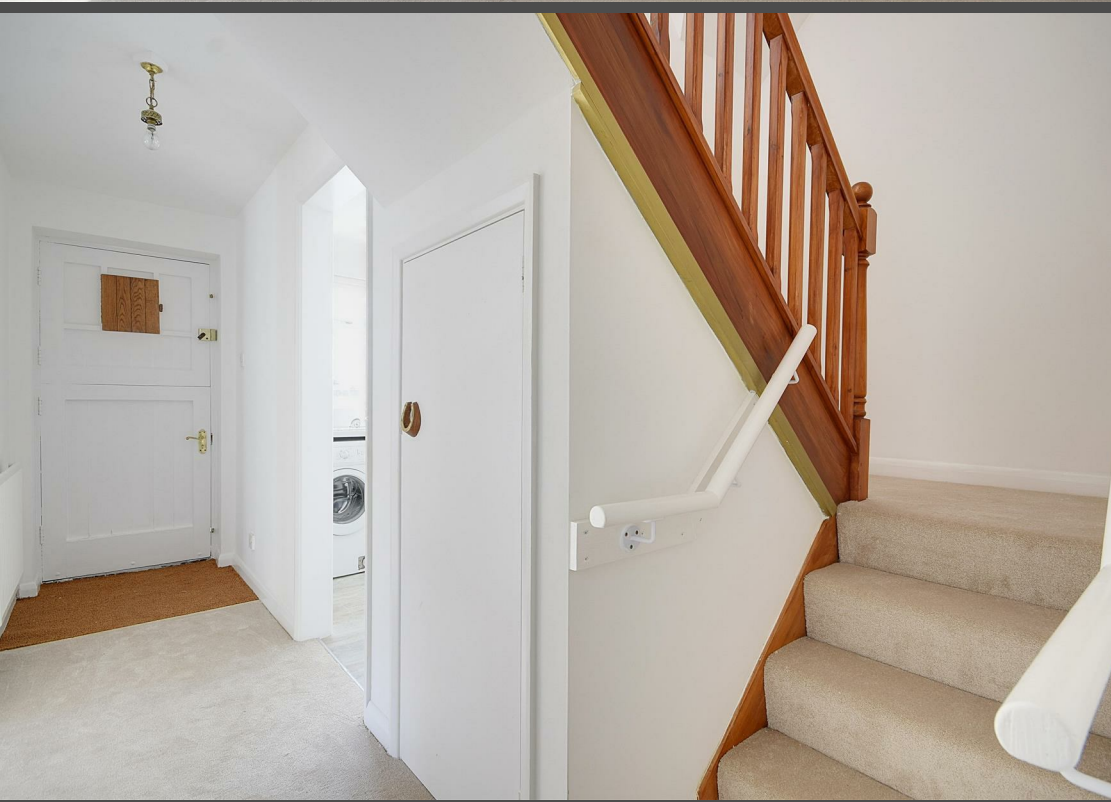
Services

Oil-fired central heating system.

Mains drainage.

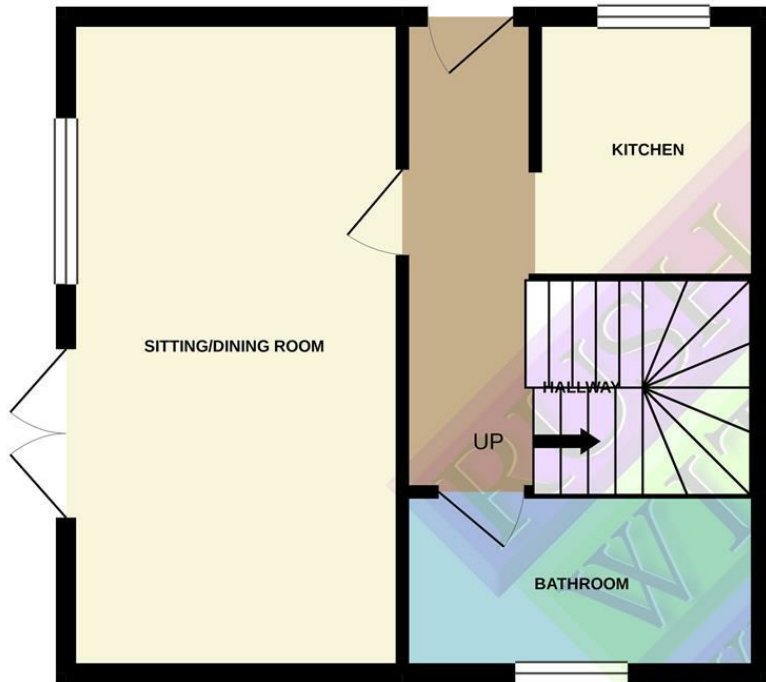
Local Authority - Rother District Council. Band C.

£160 maintenance charge per annum.

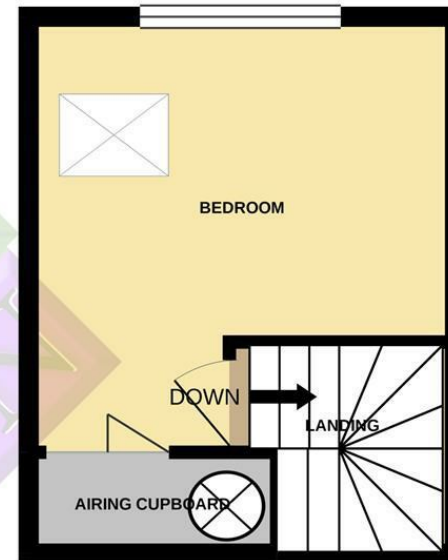




GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.

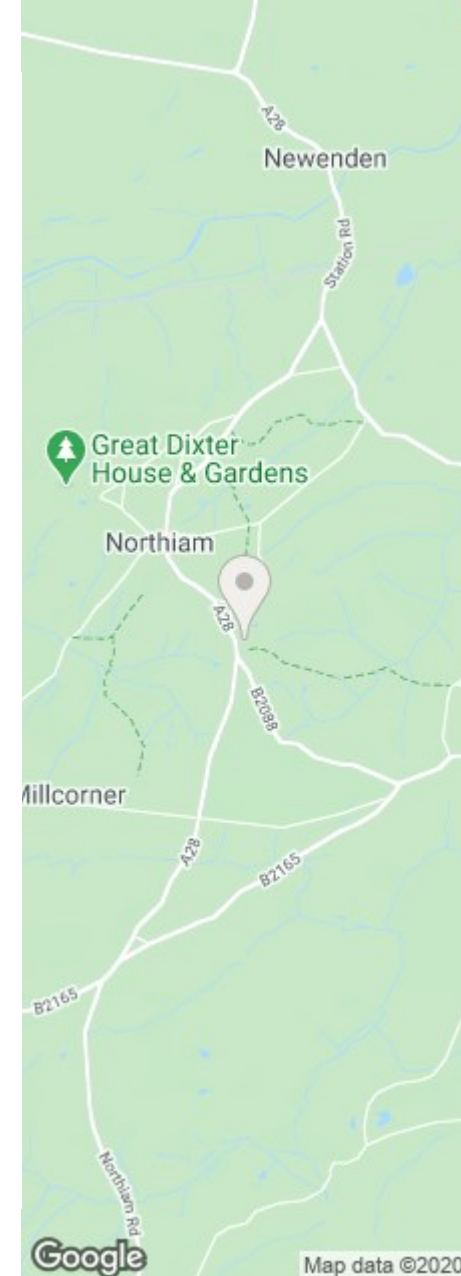


1ST FLOOR
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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