

**RUSH
WITT &
WILSON**



**Sunnyside, Main Street, Northiam, East Sussex, TN31 6NE.
£400,000 - £425,000 Guide Price.**

£400,000 - £425,000 GUIDE PRICE - An attractive three bedroom detached Grade II listed Cottage conveniently positioned within the very heart of Northiam and it's conservation area offering immediate access to the popular Village amenities. Having been recently updated by the present owner this delightful home offers spacious and well balanced living comprising a main living room with bay with inglenook fireplace and contemporary wood burning stove, a triple aspect 20' foot sitting / dining room with Oak flooring, a newly installed kitchen / breakfast room, newly installed garden room with cloakroom, three first floor double bedrooms including a generous master with dressing area with fitted wardrobes and en-suite in addition to a new family bathroom suite. Outside enjoys a pleasant easterly facing rear garden with a paved terrace extending an area of lawn with planted beds and shed to one end. To the front enjoys off road parking over a block paved driveway via wooden five bar gate.



Front

Accessed via wooden five bar gate leading to herringbone block pave drive, mature hedgerow to front with pedestrian picket gate and path with steps to entrance porch, close board feather-edged fencing to side, small area of lawn to front with planted shrub borders and seating area, external lighting, access to both side elevations via timber gates.

Entrance porch

Accessed via painted hardwood half glazed door, tiled flooring, light, cottage style windows to front, further painted frosted glass door leading to main living room.

Living room

16'6 x 11'2 (5.03m x 3.40m)
Accessed via painted hardwood half glazed door from porch, carpeted flooring, staircase to first floor landing, internal four panel pine door to sitting / dining room, access to kitchen breakfast room, bay window to front elevation with radiator below, exposed joinery, pine wall cupboard housing recently updated consumer unit, large inglenook fireplace with exposed brickwork housing a contemporary style Stovax cast-iron wood burning stove upon a stone hearth, wall lighting, selection of power points.

Sitting / dining room

20'3 x 10'3 (6.17m x 3.12m)
Dual access from kitchen and main living room with triple aspect to front, rear and side elevations, radiator, Oak flooring throughout, exposed joinery, wall lighting, bay window to front, coal effect gas fire with timber surround and slate hearth, fitted shelving to alcove, selection of power points, TV point.

Kitchen / breakfast room

18'4 x 8'7 (5.59m x 2.62m)
Open access from living room, ceramic tile flooring, external glazed ledged door and window to garden room, access to sitting / dining room, further window to side elevations, inset ceiling down lights, pine cupboards with doors below, kitchen hosts a selection of newly installed matching grey contemporary base and wall units beneath timber block work surfaces with matching up stands and sill, under mounted composite basin with mixer tap, under counter space for washing machine, inset five ring Rangemaster gas hob with glass splash back, stainless steel extractor

canopy with light above, integrated oven and grill, selection of soft closing pan drawers, tower unit with pull out larder, under counter space for fridge and freezer, breakfast bar with radiator below, wall unit housing Worcester BOSCH Greenstar i boiler, integrated LAMONA dishwasher.

Garden room

18' x 5'4 (5.49m x 1.63m)
Internal ledged door from kitchen, continuation of tiled flooring, external door and windows to rear garden, internal single glazed window to kitchen, internal door to cloakroom, exposed brickwork, radiator and power points.

Cloakroom

Internal door from garden room, light, push flush WC, wall mounted corner wash basin, tiled flooring, power point.

Stairs and landing

Pine carpeted staircase to first floor landing, wall mounted Honeywell thermostat, airing cupboard with slatted shelving via pine door.

Master bedroom

18'2 x 15' l -shaped room (5.54m x 4.57m l -shaped room)
Pine four panel door, carpeted flooring, sash window to front aspect with radiator below, L-shaped room leading to dressing area and en-suite shower room, access panel to loft, further window to side with radiator below, built in wardrobes complete with hanging rail and shelving, wall and ceiling light.

En-suite shower room

Pine four panel door, ceiling light and extractor, tile effect vinyl flooring, pedestal wash basin, WC, shower enclosure with wall mounted mixer.

Bedroom 2

11'3 x 10'2 (3.43m x 3.10m)
Pine four panel door, carpeted flooring, sash window to front aspect with radiator below, built in cupboard via pine door complete with hanging rail and shelf over, feature painted brick fireplace, ceiling light.

Bedroom 3

10'3 x 8'7 (3.12m x 2.62m)
Pine four panel door, carpeted flooring, sash window to rear aspect with radiator below, ceiling light, selection of power points.

Family bathroom

7'9 x 5'2 (2.36m x 1.57m)
Full height frosted door, vinyl flooring, window to rear aspect, ceiling light, graphite column heated towel rail, contemporary suite comprising push flush WC, freestanding vanity unit, painted panel bath with Triton thermostatic shower over, bi-folding shower screen, ceramic metro wall tiling.

Garden

Private rear garden enclosed by close board fencing enjoying an easterly facing aspect, paved terrace providing an alfresco dining area with access to both side elevations with gates to front, paved steps leading onto lawned area with brick retaining wall and planted beds, external tap and power point, close board gate to rear, selection of planted borders, specimen Fig and Magnolia, raised vegetable beds

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.

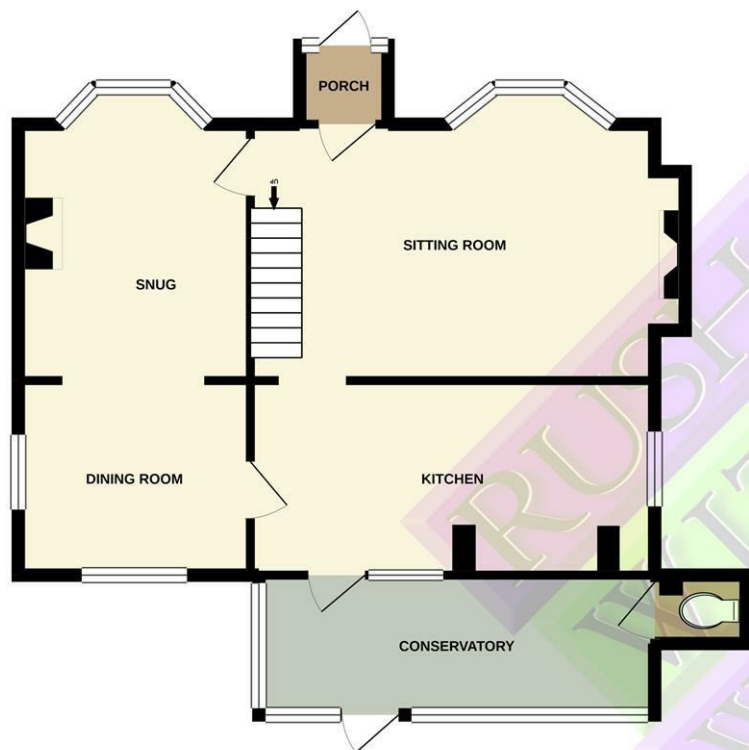
Services

Mains gas central heating system and drainage.
Local Authority - Rother District Council - BAND E.

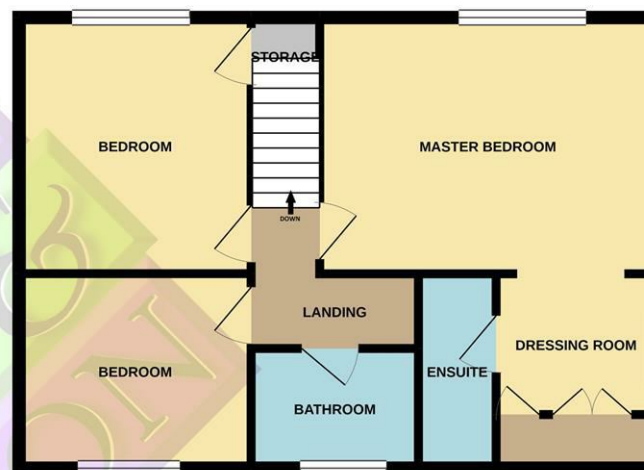




GROUND FLOOR
711 sq. ft. (66.0 sq. m.) approx.



1ST FLOOR
553 sq. ft. (51.4 sq. m.) approx.



TOTAL FLOOR AREA : 1264 sq. ft. (117.4 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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