

**RUSH  
WITT &  
WILSON**



**18 Coplands Rise, Northiam, East Sussex, TN31 6PU.  
£265,000 Freehold**

**A spacious and highly adaptable three/four bedroom terraced house with an extensive 100ft rear garden (approx) and annex potential located within the highly desirable Village of Northiam. This delightful home offers well presented and versatile living to the ground floor comprising a generous main living room with open fireplace, kitchen and separate dining room, single storey annexe/home office currently forming a ground floor bedroom with potential for a kitchenette and shower room suite. To the first floor a sizeable landing serves three spacious double bedrooms and well appointed main shower room suite. Outside enjoys a large private rear garden hosting a variety delightful seating areas, laid to lawn with established planted borders and useful covered side access. The property is situated just a short distance from the well renowned Great Dixter House and gardens and conveniently accessible to the popular Village amenities and excellent walking routes. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.**



Accessed via low level picket gate, pathway extending to covered entrance, part glazed UPVC front door leading through to:

#### **Inner Hallway**

Carpet as laid, radiator, stairs rising to the first floor, doors off to the following:

#### **Dining Room**

9'4 x 8'9 (2.84m x 2.67m)

UPVC window to the front, tile effect vinyl flooring, radiator, fireplace with decorative tiled surround, space for table and chairs, open access into kitchen.

#### **Sitting Room**

11' x 15'5 (3.35m x 4.70m)

UPVC window to front, UPVC external sliding doors with views and access onto the rear patio, beech effect laminate flooring, two radiators, open fireplace with exposed brick, stone hearth, phone and TV points, internal door leading through to:

#### **Kitchen**

7'3 x 14'8 (2.21m x 4.47m)

Obscure glazed UPVC door leading to covered side passageway, UPVC window to rear, tiled effect vinyl flooring, double radiator, understairs storage cupboard housing the electric meter and consumer unit, fitted base and wall units with laminate wood effect shaker style doors, laminate counter tops, inset one and a half bowl sink with side drainer, inset four ring Hotpoint electric hob, below counter level Logik oven with fitted extractor canopy above, space for fridge/freezer, space and plumbing for washing machine, breakfast bar.

#### **Covered Passageway**

Part glazed door leading to the front, part glazed external door to rear, internal door leading through to:

#### **Single storey annex / home office**

#### **Reception Three**

12'7 x 13' (3.84m x 3.96m)

Timber window to the side, carpet as laid, aluminium sliding doors with views and access onto the rear garden.

#### **Cloakroom/WC**

4'8 x 6'2 (1.42m x 1.88m)

Quarry tile flooring, push flush wc, wall mounted wash hand basin, extractor fan.

#### **Storage Room**

4'9 x 6'4 (1.45m x 1.93m)

UPVC window to the rear.

#### **First Floor**

#### **Landing**

UPVC window to rear, access panel to loft, radiator, boiler cupboard housing Worcester gas fired boiler, doors off to the following:

#### **Bedroom One**

13'7 x 8'6 (4.14m x 2.59m)

Window to front, carpet as laid, radiator, storage recess for shelf.

#### **Bedroom Three**

16'7 x 10'7 (5.05m x 3.23m)

UPVC window to the rear, carpet as laid, radiator.

#### **Bedroom Two**

12'7 x 9'5 (3.84m x 2.87m)

UPVC window to front, carpet as laid, radiator, storage recess for shelf.

#### **Shower Room**

5'7 x 9'5 (1.70m x 2.87m)

UPVC obscure window to rear, cork tiled flooring, ceramic wall tiling, push flush wc, pedestal wash hand basin, radiator, double walk in shower enclosure with screen doors, shower panelling and mixer.

#### **Outside**

#### **Front Garden**

Low maintenance aggregate garden which provides space for potted plants, external lights, cupboard access and side walkway via a part glazed door to the side elevations, this ultimately leads round to the rear of the property.

#### **Rear Garden**

Approximately 100 ft large and private garden enjoying an east facing orientation, two paved seating areas. The garden is predominantly laid to lawn enclosed by high level close board feather edge fencing, established boundaries, cherry blossom tree, external lights.

#### **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.

Council Tax Band – C

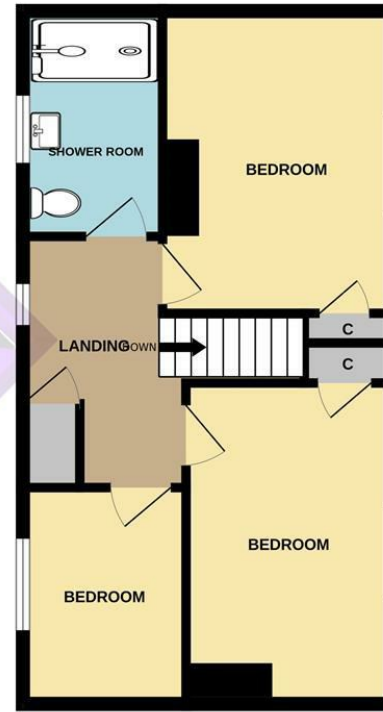




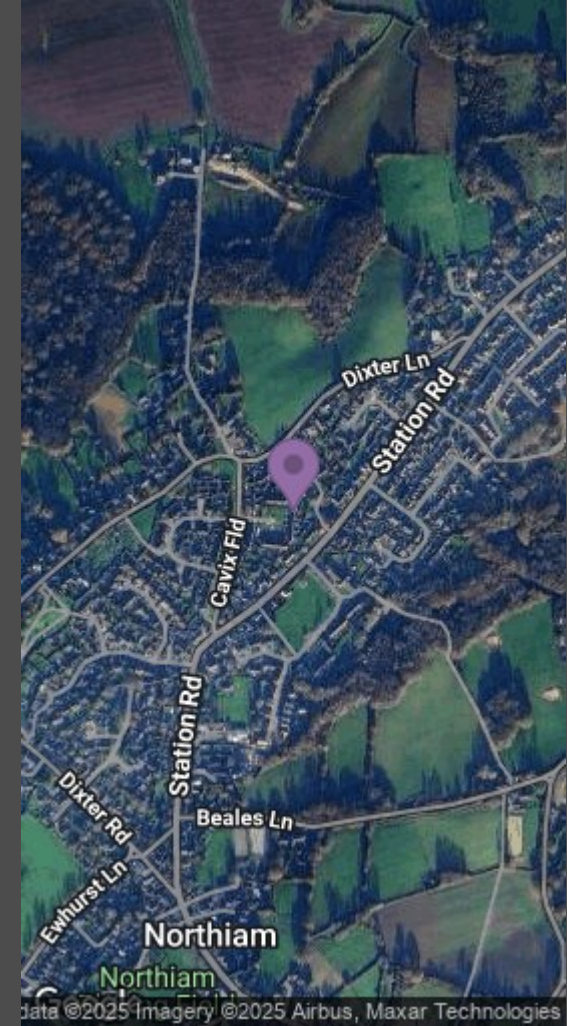
GROUND FLOOR



1ST FLOOR



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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| Energy Efficiency Rating  |                         | Environmental Impact (CO <sub>2</sub> ) Rating  |                         |
|---|-------------------------|---|-------------------------|
| Current   | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> | 84                      | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> | 84                      |
| (81-91) <b>B</b>  |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs                       | EU Directive 2002/91/EC | Not environmentally friendly - higher CO <sub>2</sub> emissions                       | EU Directive 2002/91/EC |

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