

**RUSH  
WITT &  
WILSON**



**2, Seven Acre View, Northiam, East Sussex, TN31 6FB.  
£339,950**

**An immaculately presented three bedroom semi-detached family home located within popular residential area of Northiam Village providing easy access to the well regarded Village Primary School, amenities and excellent walking routes. Accommodation offers a spacious entrance hall with a selection of built in cupboards and study area, fitted contemporary kitchen / breakfast room with access to the rear garden, ground floor cloakroom and bright main living room. To the first floor are three principle bedrooms comprising a master with full length fitted wardrobes, further generous double bedroom and additional single, well appointed main family bathroom suite and further storage cupboard space. Outside enjoys a private rear garden with a full width paved terrace, laid to lawn with shed over hard standing enclosed by close board fencing with gate to the front and driveway proving off road parking for two vehicles. The property also offers immediate access to rural walking routes and further visitor parking spaces. Offered with vendor onward purchase suited.**



### **Front**

Block pave drive to side elevations providing off road parking for two vehicles, six foot close board fence with gate to rear garden, front enclosed by picket fence with planted shrub borders, paved path from driveway leading to a covered entrance with external PIR lantern, decorative slate path incorporating seating area, composite front door with diamond obscure glazed viewing pane.

### **Hallway**

Carpeted flooring with inset coir mat, storage cupboard housing the consumer unit and electric meter, ceiling light, radiator, carpeted staircase with painted balustrade to first floor landing, under stair recess for desk, power points, further double built in cupboard with shelving.

### **Cloakroom**

Internal door, tile effect vinyl flooring, obscure UPVC window to rear aspect, push flush WC, pedestal wash basin with tap, tile splash back and wall mounted mirror, radiator, ceiling light.

### **Living room**

14'9 x 11'8 (4.50m x 3.56m)

Internal door, carpeted flooring, ceiling light, UPVC window to front aspect with fitted plantation shutter blinds radiator below, selection of power points, TV and phone point.

### **Kitchen / breakfast room**

13'5 narrowing to 11'7 x 10'8 (4.09m narrowing to 3.53m x 3.25m)

Internal door, tile effect vinyl flooring, LED ceiling down lights, UPVC window and obscure glazed external door to rear garden, space for dining table, kitchen hosts a selection of matching base and wall units with white high gloss doors with brushed stainless steel furniture beneath wood effect laminated work surfaces with matching upstands, inset single stainless bowl with drainer and swan neck tap, wall unit housing IDEAL combination boiler, selection of above counter level power points, under mounted Electrolux oven and grill, four ring gas hob with stainless steel splash back, extractor canopy with light over, freestanding fridge / freezer, cutlery and pan drawers, integrated Zanussi dishwasher and washing machine.

### **Stairs and landing**

Carpeted staircase and landing, radiator, power point, access panel to loft (partially boarded with light), built in cupboard with slatted shelving and bar heater, further half height cupboard over bulkhead.

### **Bedroom 3**

7'8 x 7'7 (2.34m x 2.31m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, power points, ceiling light.

### **Bedroom 2**

11'5 x 11'4 (3.48m x 3.45m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, power points, ceiling light.

### **Bathroom**

7' x 6'2 (2.13m x 1.88m)

Internal door, tile effect vinyl flooring, UPVC obscure glazed window to front, single radiator, pedestal wash basin with tap, tile splash back and wall mounted mirror, shaver point and extractor fan, push flush WC, ceiling light, white panel bath suite with ceramic wall tiling and shower mixer, shower curtain.

### **Bedroom 1**

11'9 x 11'4 (3.58m x 3.45m )

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, Full length fitted wardrobes via mirrored sliding doors complete with shelving and hanging rails, Honeywell wall thermostat, power points, ceiling light, TV point.

### **Rear garden**

Privately enclosed rear garden with full width paved terrace providing an ideal alfresco dining space, path leading to shed over hardstanding, laid to lawn with planted orders enclosed by close board fencing, gate to front, external tap.

### **Parking**

### **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council.

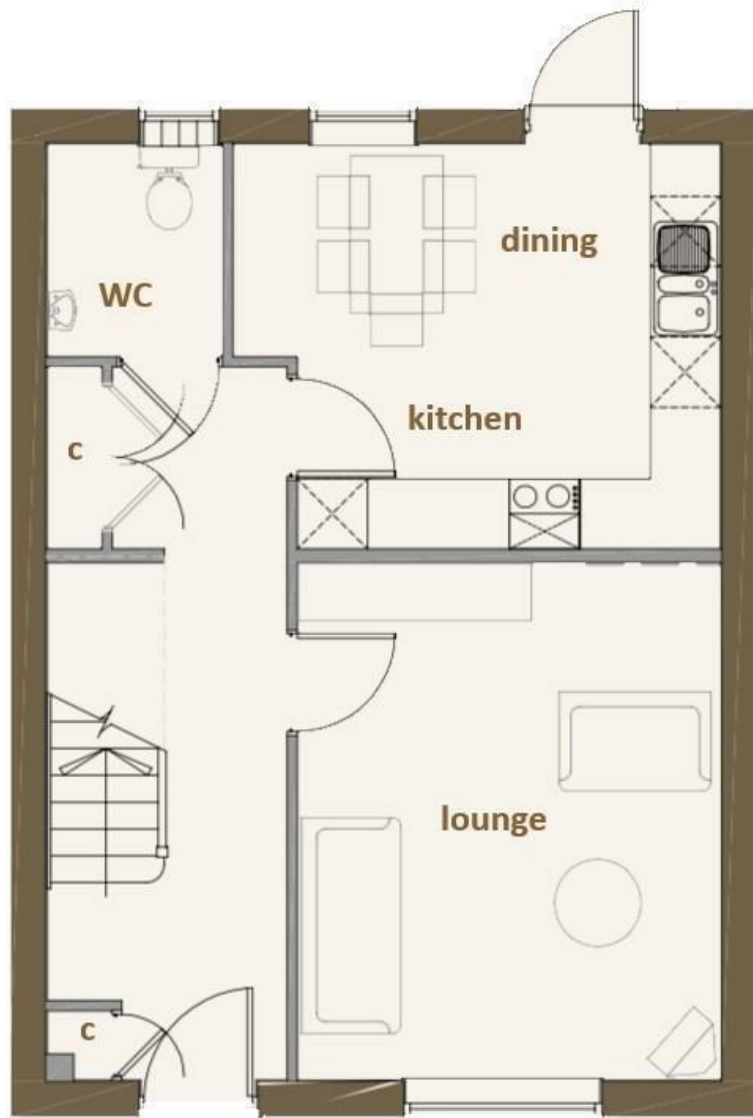
### **Agents note**

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.

Note - The property is currently owned jointly on 50% share between vendors and a housing association. Freehold and 100% ownership will transfer to purchaser through sale completion.



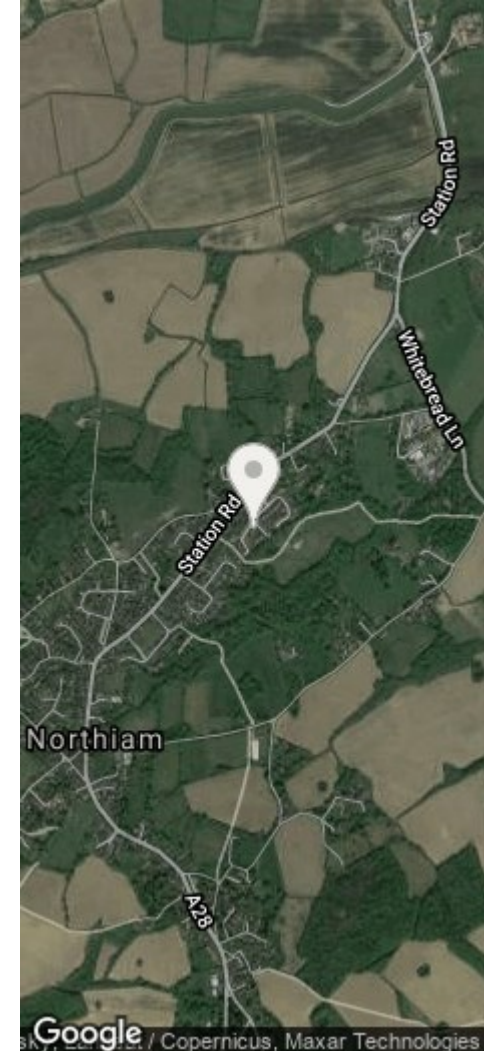




Ground floor



First floor



| Energy Efficiency Rating                                                                                                                                                                                                      |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                      |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                       | Potential | Current                                                                                                                                                                                                                                                             | Potential |
| 84                                                                                                                                                                                                                            | 95        | 86                                                                                                                                                                                                                                                                  | 96        |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-38) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| England & Wales                                                                                                                                                                                                               |           | England & Wales                                                                                                                                                                                                                                                     |           |
| EU Directive 2002/91/EC                                                                                                                                                                                                       |           | EU Directive 2002/91/EC                                                                                                                                                                                                                                             |           |

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