

**RUSH  
WITT &  
WILSON**



**Whiteshill, Rocks Hill, Northiam, East Sussex, TN31 6JF.  
£750,000 OIEO.**

**An exciting opportunity has arisen to acquire a spacious four bedroom detached property privately located on the edge of Northiam Village situated within grounds to just under 1 acre (TBV) offering huge scope to enhance or even redevelop (subject to obtaining planning consents). Accessed via a gated entrance the property enjoys wrap around lawns enclosed by specimen trees and conifers offering complete privacy and seclusion. Internal accommodation currently comprises three reception rooms, large conservatory, open plan kitchen / dining room, two ground floor bedrooms, main family bathroom suite, utility / WC and two additional first floor bedrooms. The property is situated just 2.5 miles south of Northiam's amenities comprising 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. The property additionally has lapsed permissions for an extension and triple garage Planning ref RR/2015/1267/P. Offered CHAIN FREE.**



**Front**

Electrically operated high level timber gates from road leading to tarmac driveway to front elevations, timber framed garage with manual door.

**Entrance porch**

Hardwood front door with further door to inner hallway,

**Inner hall**

Carpeted flooring, radiator, timber staircase to one end leading to first floor bedrooms, tiled flooring, UPVC external glazed door to rear.

**Sitting room**

13'9 x 10'9 (4.19m x 3.28m)

Carpeted flooring, bay window to front aspect, radiator, open access to double aspect conservatory, open fireplace, light.

**Conservatory**

20'3 x 12' (6.17m x 3.66m)

Open access from sitting room, access to kitchen / dining room, laminate flooring, UPVC windows to front and side, external glazed door to side elevations.

**Kitchen****Dining room**

22' x 17' (l-shaped) (6.71m x 5.18m (l-shaped))

Part carpeted and tile flooring, open access to living room to rear, space for dining table, kitchen end hosts a selection of fitted base and wall units with shake style doors beneath laminated worksurfaces, inset one and half ceramic bowl with tap, window to rear, access to inner hallway, radiator, storage cupboard.

**Living room**

12' x 11'9 (3.66m x 3.58m)

Carpeted flooring, window to rear aspect, radiator.

**Bedroom 1**

13'9 x 10'9 (4.19m x 3.28m)

Carpeted flooring, bay window to front aspect.

**Bedroom 2**

10'9 x 9'9 (3.28m x 2.97m)

Carpeted flooring, window to side aspect, radiator.

**Stairs and landing**

Timber staircase to landing, Velux window to front.

**Bathroom**

8'9 x 7'1 (2.67m x 2.16m)

Tiled flooring, window to side aspect, pedestal wash basin, push flush WC, chrome heated towel rail, bath suite.

**Utility / WC**

8'9 x 4'4 (2.67m x 1.32m)

Tiled flooring, window to rear aspect, radiator, push flush WC, pedestal wash basin, plumbing for appliances

**Bedroom 4**

10'2 x 10' (3.10m x 3.05m)

Velux window to front and to rear.

**Bedroom 3**

11'2 x 10'3 (3.40m x 3.12m)

Two Velux windows to rear aspect

**Gardens**

Wrap around lawns privately enclosed by high level conifer hedgerow and specimen trees, oil tank and external boiler.

**Services**

Private drainage system.

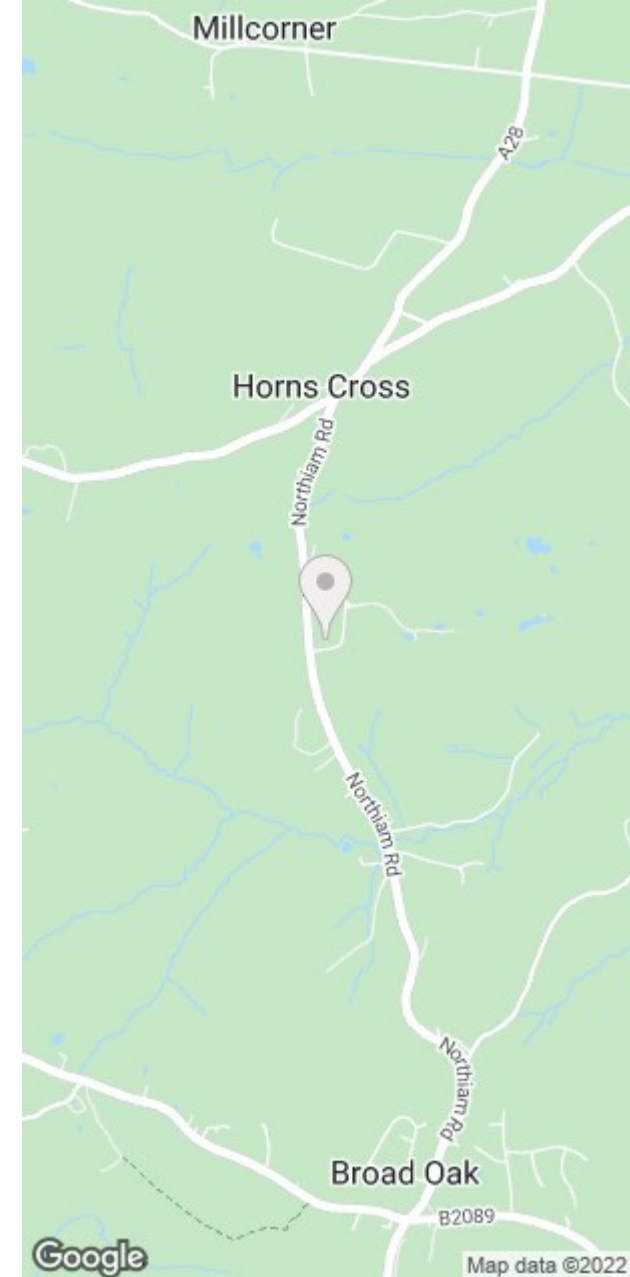
Oil-fired central heating.

**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.







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