

**RUSH  
WITT &  
WILSON**



**5 Six Bells Mews, Northiam, East Sussex, TN31 6NP.  
£450,000 OIEO Freehold**

**CHAIN FREE - A charming three bedroom detached Cottage style property occupying a quiet and private mews position of Northiam Village providing immediate access to the local Primary School, Doctor's surgery, bakery and convenience stores. Accommodation to the ground floor comprises a spacious entrance hall with galleried landing and WC, 22ft living room complete with fireplace and French doors to the rear gardens and a spacious kitchen / breakfast room with stable door to side. On the first floor are three double bedrooms including a generous master with built in wardrobes and en-suite bathroom in addition to the main family bathroom. Outside enjoys a private cottage garden with flowering shrub beds, decked terrace and pergola, side patio and various seating areas and freestanding shed. The property also benefits from integral garage and reserved parking space. Northiam Village offers an excellent selection of amenities and walking routes with further High street shopping available both at the nearby Cinque Port towns of Tenterden and Rye.**



### **Front**

Flowering shrub beds with brick edging, pergola with climbing vine and close boards gate to side with access to rear, covered entrance porch with painted hardwood front door, exterior lighting, further gate to eastern elevations with access to rear.

### **Entrance Hallway**

11'1 x 6' (3.38m x 1.83m)

Spacious hall with gallery landing, carpeted flooring, turned carpeted staircase under stair storage cupboard, storage heater, Velux window above, power and phone point.

### **Cloakroom**

Internal door, tile effect vinyl flooring, low level WC, corner basin with taps and tiled splash backs, light and extractor.

### **Living room**

22' x 10'4 (6.71m x 3.15m)

Accessed via internal door, carpeted flooring, window to front, storage heater, French doors to rear terrace and gardens, further storage heater, exposed brick fireplace with oak bressumer and brick hearth, ceiling light with decorative ceiling rose and cornice, power and TV point.

### **Kitchen / breakfast room**

17'5 x 9'2 (5.31m x 2.79m)

Internal door from hall, tile effect vinyl flooring, two windows to rear elevations, glazed stable door to side elevations, internal fire door to garage, kitchen comprises a range of fitted base and wall units with shaker doors, under counter space for appliances, plumbing for dishwasher / washing machine, four ring ceramic hob, stainless extractor canopy and lighting above, fitted John Lewis oven and grill above, composite one and half bowl and mixer taps, storage heater, space for breakfast table.

### **Stairs and landing**

Carpeted staircase and gallery landing, access to boarded loft above with pull down ladder, power and lighting, airing cupboard with slatted shelving, power points

### **Bedroom 1**

14'1 x 10'4 (4.29m x 3.15m)

Accessed via internal door, carpeted flooring, window to rear, two fitted wardrobes with hanging rails and shelving above, electric heater, access to en-suite, power points.

### **En-suite bathroom**

10'4 x 7'8 (3.15m x 2.34m)

Internal door, tile effect vinyl flooring, Velux window to front, low level WC and bidet, pedestal basin and mixer taps, shaver point, bath suite with shower attachment and ceramic wall tiling, light.

### **Bedroom 2**

11' x 9'5 (3.35m x 2.87m)

Accessed via internal door, carpeted flooring, window to rear, storage heater, light, power points.

### **Bedroom 3**

11'8 x 8'5 (3.56m x 2.57m)

Accessed via internal door, carpeted flooring, dormer window to front, storage heater, power points.

### **Bathroom**

9'6 x 6'2 (2.90m x 1.88m)

Accessed via internal door, ceramic tiled flooring, heated towel rail, obscure window to rear, pedestal basin, low level WC, bath suite with mixer taps and wall mounted power shower controls over, extractor and shaver points.

### **Gardens**

Privately enclosed rear garden laid to lawn with flowering shrub borders, decked terrace with pergola and climbing vine, side patio courtyard enclosed by close board fencing, further seating area with decorative slate chippings, freestanding shed to one end.

### **Garage**

16'6 x 8'5 (5.03m x 2.57m)

Manual up and over door, power and lighting.

### **Parking**

Reserved parking space and further visitor parking

### **Services**

Electric heating.

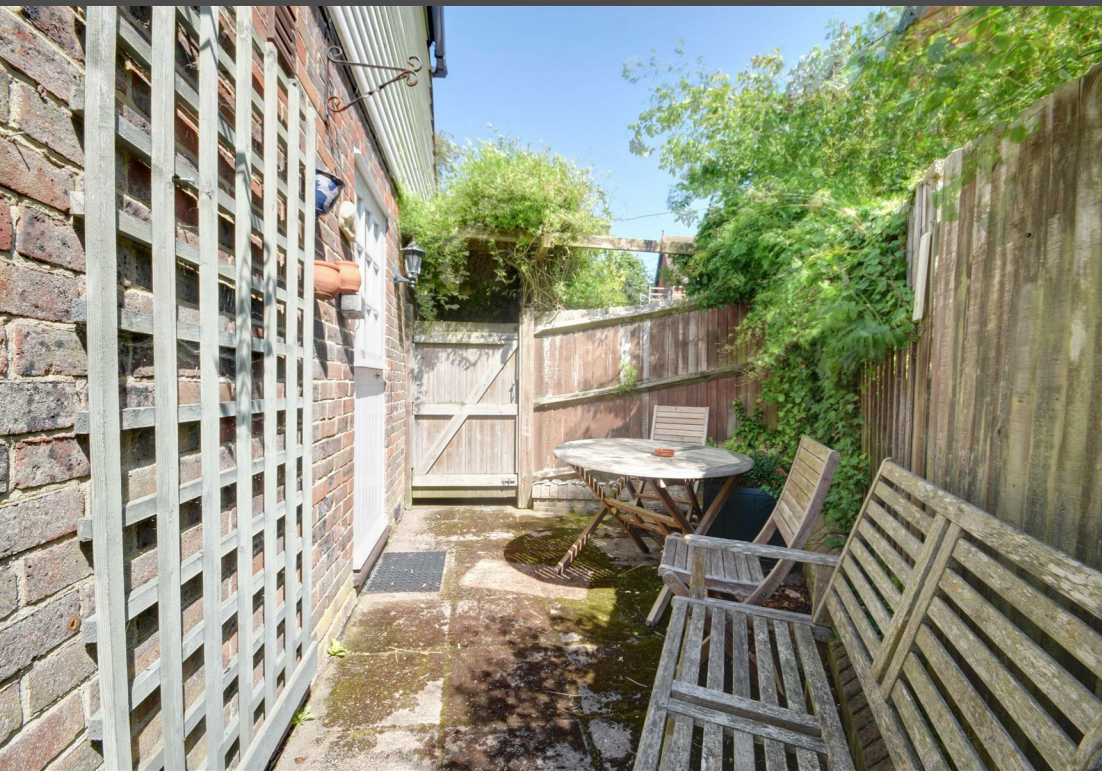
Mains drainage.

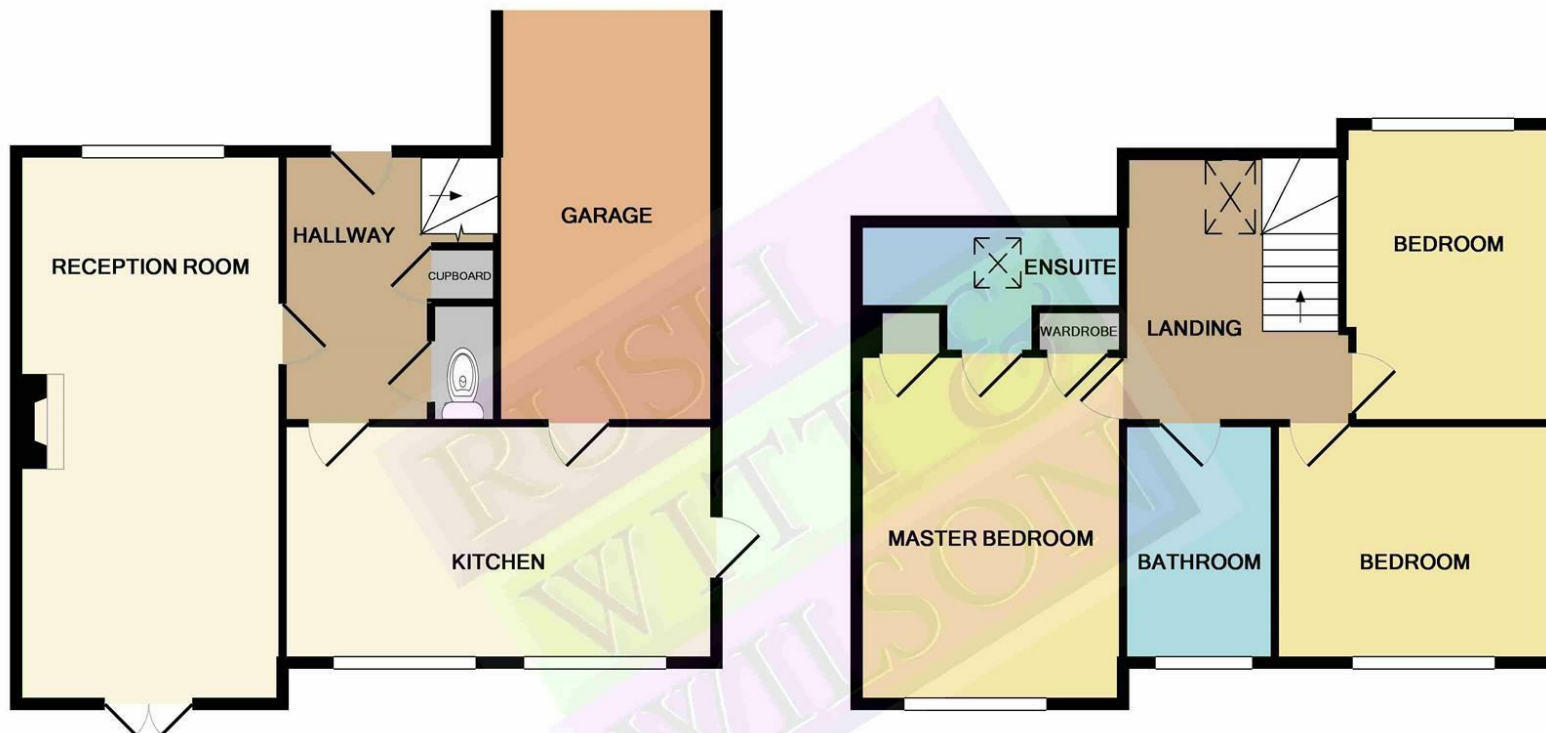
Local Authority - Rother District Council. Band D.

### **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.





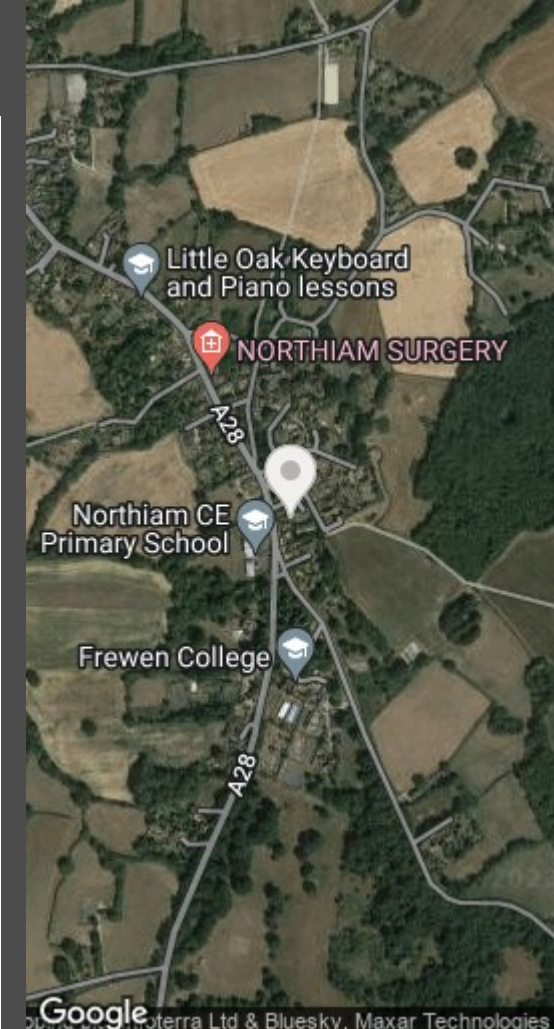


GROUND FLOOR  
APPROX. FLOOR  
AREA 632 SQ.FT.  
(58.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 560 SQ.FT.  
(52.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1192 SQ.FT. (110.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) B		(81-91) A	
(69-80) C		(69-80) B	
(55-68) D		(55-68) C	
(39-54) E		(39-54) D	
(21-38) F		(21-38) E	
(1-20) G		(1-20) F	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Residential Estate Agents  
Lettings & Property Management



Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk