

**RUSH  
WITT &  
WILSON**



**Hollowfield, Ewhurst Lane, Northiam, East Sussex, TN31 6PA.  
£375,000 OIEO Freehold**

**A delightful two bedroom detached chalet style bungalow with extensive rear garden occupying a highly sought after country lane location of Northiam Village providing immediate access to the popular local amenities, excellent walking routes and well renowned Great Dixter House & Gardens. Accommodation comprises a newly installed Kitchen /breakfast room with Rangemaster oven, double aspect main living room with open fireplace, well appointed ground floor shower room suite and two generous first floor bedrooms each with eaves storage cupboards. Externally the property enjoys a large south-facing rear garden complete with two sheds and store with power supply, off road parking and single garage is available to the front accessed via a private gated entrance. Northiam Village offers a choice of convenience stores, well regarded Doctor's surgery, Dentist, Opticians, popular Bakery and hardware store. Further High Street shopping is available at both Tenterden & Rye only a short drive away.**



## Front

Driveway to front accessed from lane via painted gated entrance, hardstanding provides parking for two vehicles leading to single garage, front garden laid to lawn enclosed by a combination of mature hedgerow and close board fencing, path from drive to side elevations with further picket fence with gate providing access to rear garden and external door to hallway, external light, external side door to garage, external glazed door to porch.

## Porch

8'1 x 3'7 (2.46m x 1.09m)

External glazed door from front with sidelight window, internal window and door to kitchen, tile effect vinyl flooring, internal window to garage, power point.

## Kitchen / Breakfast room

12'5 x 11'1 (3.78m x 3.38m)

Internal door and window from porch, further internal door to hallway, window to side aspect, tile effect vinyl flooring, LED ceiling down lights with dimmer controls, graphite column radiator, breakfast bar, TV and selection of power points, fitted base and wall units with grey shaker style doors beneath wood effect laminated work surfaces, inset one and half composite basin with drainer and tap, selection of above counter level power points, wall unit housing the Worcester BOSCH greenstar 28 cdi compact gas boiler, fitted Rangemaster 900 infusion oven with five ring gas hob, stainless steel extractor canopy with light over, under mounted AEG dishwasher, fitted below counter level fridge, soft closing cutlery and pan drawers, wall unit housing consumer unit.

## Hallway

External door to side with sidelight window, carpeted flooring, radiator, power points, wall thermostat, ceiling light, cupboard with shelving, window to rear aspect with turned carpeted staircase to first floor landing and cupboard space below via painted door.

## Ground floor shower room

6'9 x 5'3 (2.06m x 1.60m)

Internal door, tile effect vinyl flooring, obscure window to front, ceiling light and extractor fan, chrome ladder heated towel rail, ceramic wall tiling push flush WC and pedestal wash basin, corner shower enclosure with ceramic wall tiling and Triton power shower.

## Living room

13'5 x 12'5 (4.09m x 3.78m)

Internal door, carpeted flooring, window to rear aspect with radiator below, further window to side aspect, open fireplace, ceiling light, selection of power points, TV point.

## Stairs and landing

Turned carpeted staircase to first floor landing, window to side from landing, access panel to loft, storage cupboard with shelving.

## Bedroom 1

13'4 x 12'5 (4.06m x 3.78m)

Internal door, window to rear aspect with radiator below, aspect to rear garden, ceiling light, selection of power points, eaves storage cupboards.

## Bedroom 2

12'4 x 10'8 (3.76m x 3.25m)

Internal door, window to front aspect across Ewhurst lane with rural outlook, radiator below, ceiling light, selection of power points, two eaves cupboards, TV point.

## Rear garden

Extensive rear garden laid to lawn gently inclining to far boundary enjoying a south facing aspect enclosed panelled fencing and by mature hedgerow, picket fence with gate from side elevations with concrete path leading to lawn and rear elevations, access to rear of garage with external door and sidelight window, external tap and gutter-fed water butt, store ( 9' x 6') via painted door complete with power supply, further garden shed and storage area for bins, seating area to far end with further shed.

## Garage

20'1 x 7'5 (6.12m x 2.26m)

Manual up and over door to front aspect, external side door from driveway, internal window to porch, further external door to rear with sidelight window, power points and lighting, plumbing for appliances.

## Services

Mains gas central heating system - Worcester BOSCH greenstar 28 cdi compact gas boiler installed January 2020.

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.





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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	42		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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