

**RUSH  
WITT &  
WILSON**



**14 Ghyllside Road, Northiam, East Sussex, TN31 6QG.  
£400,000 OIEO**

**A beautifully renovated two bedroom detached bungalow located within a quiet and highly desirable cul-de-sac position of Northiam Village providing easy access to the local amenities. This delightful home has been fully refurbished throughout to a very high standard to now provide both a stylish and contemporary living space comprising a spacious entrance hall, generous master bedroom, two further doubles or optional dining room, 17ft living room with French doors to the rear, stunning shower room suite and fitted kitchen with walk-in corner larder. Outside offers a generous rear garden enjoying a pleasant south-west orientation complete with paved seating area and gated access to the front. To the front provides off road parking and single garage with utility room to the rear. The property offers immediate access to a choice of excellent walking routes and just minutes from the well renowned Great Dixter House & Gardens. 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.**



**Front**

Off road parking to front over hard standing leading to attached single garage, garden laid to lawn enclosed by low level close board fencing, planted shrub borders, path from driveway extending to entrance and side elevations via high level gate, external lighting, composite front door with decorative viewing panes.

**Entrance hall**

16'7 x 7'7 narrowing to 4' (5.05m x 2.31m narrowing to 1.22m)

Wood effect LVT flooring with inset mat, ceiling downlights, radiator, access panel to loft over, power points, cupboard via door.

**Bedroom 1**

13'3 x 11'6 (4.04m x 3.51m)

Internal door, UPVC window to front elevations with radiator below, pendant light, power points.

**WC**

Internal door, ceramic wall tiling, combination vanity unit with LED lit mirror over , ceiling light.

**Dressing room**

12'3 x 8'5 (3.73m x 2.57m)

Open access from bedroom, carpeted flooring, UPVC window to side with radiator, internal door to WC, recessed downlights and power point.

**Bedroom 2**

11'3 x 9'7 (3.43m x 2.92m)

Internal door, UPVC window to front elevations with radiator below, pendant light, power points.

**Shower room**

7'9 x 6'3 (2.36m x 1.91m)

Internal door, wood effect LVT flooring, obscure UPVC window to side elevations, ceramic wall tiling, ceiling downlights and extractor fan, chrome heated towel radiator, corner combination vanity unit comprising push flush WC, cupboards below quartz effect laminated counter top with inset basin, wall hung LED lit mirror, large double shower enclosure via screen door complete with contemporary Triton shower mixer and rinser attachment.

**Kitchen**

11'4 x 10'2 (3.45m x 3.10m)

Internal door, wood effect LVT flooring, UPVC window and part-glazed external door to rear, ceiling light, kitchen hosts a variety of matching base and wall units with shaker style doors beneath timber effect laminated counter tops with inset one and half ceramic basin with drainer and tap, ceramic tile splashbacks and a variety of above counter level power points, inset four ring Zanussi induction hob

with black coloured glass splashback and matching extractor canopy over, integrated Zanussi oven and grill below, contemporary anthracite column radiator, integrated 70/30fridge freezer, corner walk-in larder cupboard housing the consumer unit complete with a variety of fitted shelving, integrated Zanussi dishwasher.

**Living / Dining room**

17'1 x 10'8 (5.21m x 3.25m)

Internal door, carpeted flooring, UPVC French doors to the rear elevations with half height sidelight windows, pendant lighting, radiator, power points, TV point.

**Rear garden**

Privately enclosed rear garden enjoying a south-west facing orientation, predominantly laid to lawn both to side and rear elevations enclosed by high level fencing, gated access to front, paved seating area with French doors led from the living room, external lighting and tap, step down to a further paved area with external part-glazed door to the utility room with internal access to garage.

**Utility room**

9'4 x 7'1 (2.84m x 2.16m)

Part-glazed external door to rear, wood effect LVT flooring, ceiling lights, power points, fitted base unit with cupboards below counter top and inset basin, plumbing for washing machine, internal door to garage.

**Garage**

13' x 8'3 (3.96m x 2.51m)

Manual up and over door to front, internal door to utility room, power and lighting.

**Services**

Mains gas central heating system.

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.

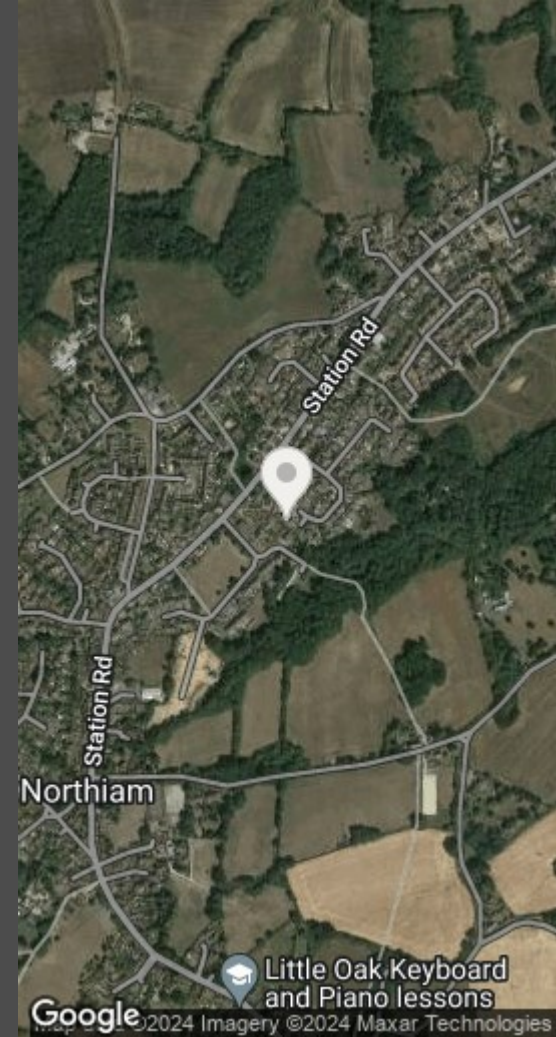




GROUND FLOOR



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			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

RUSH  
WITT &  
WILSON

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