

**RUSH  
WITT &  
WILSON**



**42 Elizabeth Gardens, Northiam, East Sussex, TN31 6QZ.  
£289,950 Leasehold**

**A luxury south-facing ground floor apartment extending to 761 sqft with private entrance forming part of 34 newly constructed luxury homes from Greymoor homes located within the popular Village of Northiam. This stunning home has been thoughtfully designed and executed to a very high specification comprising a bright entrance hall with built in storage, stylish fitted kitchen and spacious living / dining room. Externally the property provides an enclosed communal garden and allocated parking. 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. Newenden Village is also located within strolling distance offering excellent riverbank walks, Boating station with Café and pub serving food. High street shopping facilities are available and both Tenterden and Rye just a short drive away.**



Tarmac path leading to:

### **Covered Entrance**

External lights, part glazed composite door through to:

### **Entrance Hallway**

Wood effect Amtico flooring, radiator, thermostat, variety of built in storage cupboards, first of which is accessed via an internal door, additional cupboard housing consumer unit, complete with power point and lights, third storage cupboard with lights, doors off to the following:

### **Main Bedroom**

16'1 x 16'9 (4.90m x 5.11m)

UPVC window to the rear overlooking the communal gardens, radiator, carpet as laid, fitted double wardrobe with mirrored sliding doors, TV points, bedside powerpoints with USB and C port chargers.

### **Bedroom Two**

12'6 x 9'5 (3.81m x 2.87m)

Two UPVC windows to front enjoying a pleasant semi rural aspect over the neighbouring fields, carpet as laid, radiator.

### **Wet Room**

10'3 x 6'4 (3.12m x 1.93m)

Obscure UPVC window to rear, ceramic tiled flooring, chrome heated towel rail, floor to ceiling wall tiling, large rainfall head and shower mixer, wall hung vanity unit with twin pull out drawers, concealed push flush back to wall wc, shaver point, mirror, extractor fan.

### **Living/Kitchen/Dining Area**

9'4 extending to 16'7 x 24'5 (2.84m extending to 5.05m x 7.44m)

Triple aspect room with windows to the front, side and rear enjoying a semi rural outlook, radiator, TV point, space for breakfast table and chairs, range of fitted base and wall units with contemporary stone effect doors and slim line low profile countertops with matching upstands, inset stainless bowl sink with side drainer, Bosh induction hob with matching splashback, extractor canopy and light above, integral Hotpoint dishwasher, integral washing machine, half height Bosh oven and grill, integral fridge/freezer, cutlery and pan drawers, wall unit housing Logik combi gas boiler.

### **Outside**

#### **Parking**

Block paved driveway with allocated parking.

#### **Communal Gardens**

Indian sandstone pathway leading to the side elevations of the building, high level gate leading to the communal garden which is laid to lawn, fully enclosed by high level fencing, Indian sandstone path leading to a share garden shed, storage area for bins, communal washing line. The front of the property enjoys a semi rural aspect over neighbouring fields and partial woodland.

#### **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.

Council Tax Band – C





GROUND FLOOR  
778 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.2 sq.m.) approx.

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			(92 plus) A		
(81-91) B	84	84	(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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