

**RUSH
WITT &
WILSON**



**Barkin, Station Road, Northiam, East Sussex, TN31 6QJ.
£425,000 - £450,000 Guide Price Freehold**

Guide Price of £425,000 to £450,000. Chain free, a spacious and beautifully presented two / three bedroom detached bungalow situated within the highly desirable Village of Northiam providing convenient access to the local amenities. This delightful home enjoys a bright and open plan living space throughout comprising a generous kitchen / dining room with oak flooring and French doors to the rear garden, spacious main living room, two large bedrooms with en-suite shower room to the master bedroom, optional third single bedroom or study and main bathroom with separate WC. Outside enjoys a generous and well tended rear garden with paved seating area, level area of lawn with planted borders and timber greenhouse. To the front provides ample off road parking to the front and 29ft tandem length garage. 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 Garden

An aggregate driveway providing off road parking to the front for several vehicles, area of garden enclosed with mature hedgerows to front and side boundaries, area of lawn with a planted island rose border, aggregate pathway leading to front elevations and leading to the side with a high level gate and fence leading to the rear of the property. The driveway extends to the side elevations leading to:

Detached Garage

29'7 x 8'3 (9.02m x 2.51m)
Double high level doors to front and windows to side elevation, light and power connected.

Covered Entrance

External light, painted part glazed timber entrance door leading through to:

Inner Hallway

Engineered oak flooring, radiator with decorative cover, power points, doors off to the following:

Study/Optional Third Bedroom

9'6 x 7' (2.90m x 2.13m)
Upvc window to side, carpeted flooring, radiator, power points.

Open Plan Sitting Room/Kitchen/Dining Room

Sitting Area

11' x 13'5 (3.35m x 4.09m)
Upvc glazed window to front, radiator, wall lights, power points, tv point, engineered oak flooring,

Kitchen/Dining Room

22'7 x 18'6 (6.88m x 5.64m)
Upvc window and a set of French external glazed doors with matching sidelight windows providing views and access onto the rear garden, recessed LED downlights, open access to an inner hallway

serving both of the bedrooms and the bathrooms, double radiator, space for dining table ad chairs, variety of power points and tv connections, large storage cupboard with fitted slatted shelving, light and power points. The kitchen offers a variety of matching base and wall units with painted shaker style doors, timber effect laminated counter tops, inset single bowl stainless steel sink unit with side drainer, metro wall tiling splashbacks, integrated Hotpoint dishwasher, four ring AEG induction hob with Bosch oven and grill set below, recess for a freestanding fridge/freezer, tower unit housing the vented hot water cylinder, further tower unit housing the floor mounted Grant oil fired boiler, fitted Hotpoint washer/dryer, opening leading through to:

Inner Hallway

Engineered oak flooring, access to loft space, built in cupboards with shelving and housing the consumer unit, doors off to the following:

Bathroom

5'3 x 5'86 (1.60m x 1.52m)
Wood effect LVT flooring, panelled bath, pedestal wash hand basin, chrome heated towel rail/radiator, extractor fan, shaver point.

Separate WC

Wood effect LVT flooring, low level wc, wall mounted wash hand basin with tiled splashback, extractor fan, radiator.

Bedroom Two

14'3 x 12'1 (4.34m x 3.68m)
Upvc window to front, radiator, carpeted flooring, power points.

Master Bedroom

10'5 x 22'8 (3.18m x 6.91m)
Double aspect with windows to side and rear, two

double radiators, carpeted flooring, power points, tv point, door leading through to:

En-Suite Shower Room

5'5 x 5'9 (1.65m x 1.75m)
Window to rear, wood effect LVT flooring, pedestal wash hand basin, corner shower enclosure with spring doors, ceramic wall tiling and contemporary mixer, low level wc, heated towel rail/radiator, extractor fan.

Outside

Rear Garden

Privately enclosed rear garden, part paved and brick terrace running the full width of the property, brick steps with handrail from the French doors in the kitchen/dining room, external lighting, the garden is predominately laid to lawn, enclosed with a combination of high level close board and panelled fencing, specimen pine tree, greenhouse, planted shrub borders. To the side of the property there is an aggregate pathway, enclosed by high level fencing, high level gate leading to the front of the property, oil tank, outside tap, further high level gate leading to the driveway.

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.

Services - Oil fired central heating system. Mains drainage.

Council Tax Band – E





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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(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 ₂ emissions	
78	53		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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