

**RUSH  
WITT &  
WILSON**



**9 North Ridge, Northiam, East Sussex, TN31 6PG.  
£445,000 Offers in the Region**

**CHAIN FREE - A spacious three bedroom detached bungalow located within a quiet and highly sought after residential position of Northiam Village providing immediate access to the popular Village amenities and renowned Great Dixter & House Gardens. Considered in need of general updating, principal accommodation currently comprises a shaker style kitchen with separate utility room, generous living room with adjoining 17ft conservatory, main shower room suite and separate WC, three well-lit bedrooms each with fitted wardrobes and an en-suite WC to the master bedroom. Outside enjoys a private and established rear garden hosting a variety of planted shrub and rose borders with specimen Oak tree, stone edged fish pond, sweeping decked walkway with greenhouse to one end and paved seating area with useful garden store. To the front provides ample off road parking and attached garage. The property also benefits from a full gas central heating system, fitted solar panels and fitted EV car charging point. 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 itself 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**

Block pave driveway to front providing off road parking for two vehicles, driveway extends to an attached single garage, external lighting, paved path to main entrance porch, front garden predominantly laid to lawn with established flowering shrub borders and hedgerow, high level gate with access to rear.

## **Entrance porch**

5' x 4'7 (1.52m x 1.40m)

Obscure glazed UPVC front door with sidelight window, quarry tile flooring, further obscure window to side elevations, internal glazed door to hall, light.

## **Hallway**

Carpeted flooring, power and phone point, radiator, light, airing cupboard housing the hot water cylinder with slatted shelving over, access panel to loft with pull down ladder serving a part-boarded loft space over, thermostat, further linen cupboard.

## **Utility room**

10'8 x 4'3 (3.25m x 1.30m)

Vinyl flooring, part-glazed external door and window to rear aspect, light, wall mounted Alpha gas boiler, space for freestanding fridge / freezer, base unit with space for washing machine and tumble dryer below, power points, basin with taps.

## **WC**

Internal door, carpeted flooring, push flush WC, ceiling light and extractor fan.

## **Shower room**

7'7 x 6'5 (2.31m x 1.96m)

Internal door, carpeted flooring, UPVC obscure glazed window to the rear aspect, shower enclosure with ceramic wall tiling, shower seat and mixer, pedestal wash basin, radiator.

## **Kitchen**

10' x 10' (3.05m x 3.05m)

Internal door, tile effect vinyl flooring, UPVC window to rear aspect, UPVC part-glazed door to conservatory, serving hatch to living room, ceiling light. Kitchen

hosts a variety of matching base and wall units with oak shaker style doors beneath laminated work surfaces, inset one and half stainless bowl with drainer and tap, tile splashbacks and above counter level power points, inset four ring NEFF induction hob with fitted extractor canopy and light over, under counter space for dishwasher, integrated half height DeDietrich oven and microwave above, integrated tower 50/50 fridge freezer, display cabinets.

## **Living room**

16'1 x 14'1 (4.90m x 4.29m )

Internal part-glazed double doors, carpeted flooring, UPVC window to side, internal French timber doors and twin sash windows to adjoining conservatory, fitted coal effect gas fire with stone surround and hearth, power and TV points, radiator.

## **Conservatory**

17'8 x 6'8 (5.38m x 2.03m)

French doors from living room and part-glazed UPVC door from kitchen, tile effect vinyl flooring, UPVC part-glazed stable door and windows to side, further UPVC windows and French doors to rear, pitched polycarbonate roof, lighting, power points.

## **Bedroom 1**

12'3 x 10'3 (3.73m x 3.12m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, built in wardrobe via double doors complete with hanging rail and shelving over, light and power points, internal door to en-suite WC.

## **En-suite WC**

6'9 x 3'9 (2.06m x 1.14m)

Internal door, tile effect vinyl flooring, UPVC window to front, pendant light, extractor fan, WC, vanity unit with inset basin and cupboards below, wall heater.

## **Bedroom 3**

9'4 x 7'4 (2.84m x 2.24m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, built in wardrobe via double doors complete with hanging rail and shelving over, light and power points.

## **Bedroom 2**

13'1 x 10'8 (3.99m x 3.25m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, two sets of built in wardrobe via double doors complete with hanging rail and shelving over, light and power points.

## **Rear garden**

Privately enclosed and established rear garden hosting a variety of well stocked borders and rose borders, specimen Oak tree (TPO applies), area of lawn and stone edged fish pond with pump-fed water feature, sweeping deck path extending to a greenhouse to far corner, paved seating area with path extending to rear of garage and garden store, high level gate with access to front, external tap and PIR lighting.

## **Garden store**

12'1 max x 7'8 (3.68m max x 2.34m)

Full height glazed door, window to rear aspect, power points and lighting,

## **Garage**

17'2 x 8'2 (5.23m x 2.49m)

Manual up and over door to front, external door to rear, fitted work benches, consumer units, solar panel inverters, Zappi EV charge port, power points, lighting.

## **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

## **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.

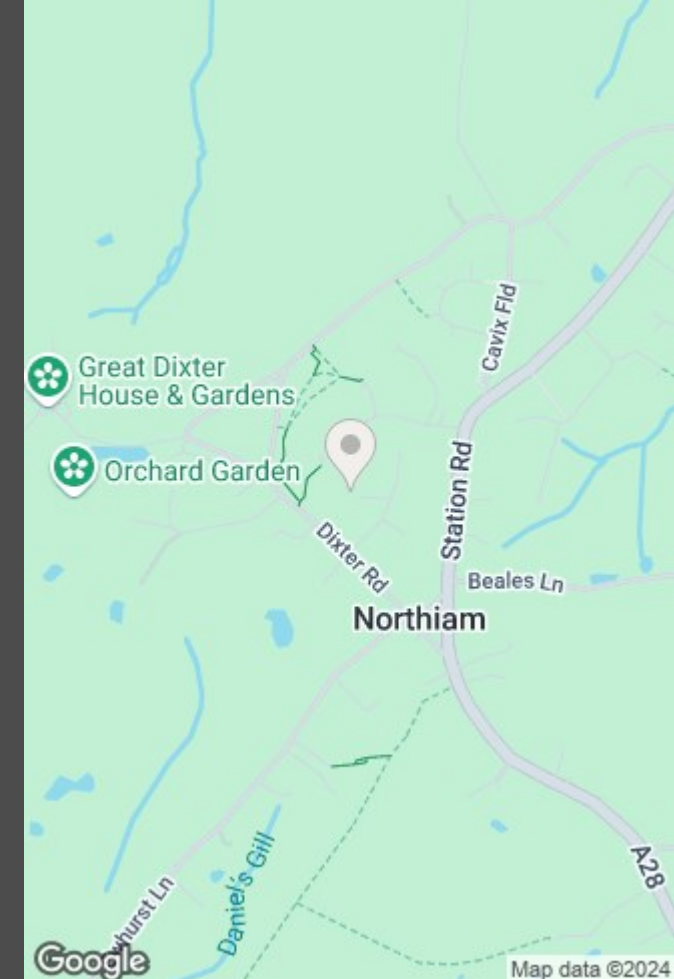




# GROUND FLOOR



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	
Current	Potential
	100
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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