

**RUSH  
WITT &  
WILSON**



**Sunnyside, Main Street, Northiam, East Sussex, TN31 6NE.  
£475,000 - £500,000 Guide Price. Freehold**

**£475,000 - £500,000 Guide Price. An attractive and beautifully presented three bedroom detached Grade II listed cottage located within the popular and highly desirable Village of Northiam. This delightful family home enjoys a bright and spacious living space comprising of an 18ft living room with large inglenook fireplace and fitted Stovax wood burner, generous fitted kitchen / breakfast room, separate triple aspect sitting / dining room with further fireplace and useful garden room with doors to the rear garden and WC. To the first floor enjoys three principal double bedrooms to include a generous 15ft master bedroom with further dressing area and en-suite shower room in addition to a well appointed main bathroom suite. Outside provides a private and well tended rear garden with Indian sandstone paved terrace and seating area, main body of lawn with established borders, raised beds and garden shed. To the front offers ample off road parking over a private driveway. The property is conveniently located within the heart of Northiam and it's conservation area offering immediate access to the popular Village amenities including a choice of excellent walking routes, well regarded primary school, 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 Of Property**

Block paved driveway to the front for two vehicles, the front being enclosed by established and mature hedgerow, high level fence and gate leading to the side elevations, picket gate and path extending to entrance porch with brick steps and wrought iron railings, decorative aggregate borders, rose borders and gutter fed water butts. To the easterly elevation we have a further high level gate with access to the rear. Painted part glazed front door leading into:-

### **Entrance Porch**

Stone flooring, PIR lighting, further part glazed internal door leading directly into:-

### **Main Reception Room**

18'2 x 11'2 (5.54m x 3.40m )

Straight run carpeted staircase extending to first floor accommodation, timber balustrade, large exposed brick inglenook fireplace with oak bressumer and within this fireplace we have a fitted contemporary Stovax stove over a flagstone hearth, bay window to the front with radiator below, high level cabinet housing the consumer unit and electric meters. Open access into the kitchen/breakfast room, internal four panel pine door leading into reception two. Open access to the kitchen to the rear.

### **Kitchen/Breakfast Room**

18' x 8'6 (5.49m x 2.59m )

Ceramic tiled flooring, timber window to the side aspect, internal window and part glazed door leading into the adjoining garden room, open access to the reception two. Recessed downlighters and the kitchen comprising a range of fitted base and wall units with contemporary doors beneath oak block countertops, under mounted ceramic basin with tap, variety of above counter level power points, inset five ring gas burner with below counter level fitted oven and grill, integrated tower larder with pull out trays, integrated dishwasher, space for washing machine, further alcove, which was previously a fireplace, which is now a base unit with under counter space for fridge and freezer with oak bressemer, breakfast bar with radiator below. Wall unit housing the gas boiler.

### **Sitting/Dining Room**

20'3 x 10'2 (6.17m x 3.10m )

Triple aspect room with windows to side, front and rear, oak

flooring, bay window to front with radiator below, internal pine door leading back to the main living room. Coal effect gas fire with beautiful timber surround, space for dining table and chairs to one end, wall lighting and pendant lighting.

### **Garden Room**

17' x 5'5 (5.18m x 1.65m )

This is access via the kitchen and has a continuation of the ceramic tiled flooring, windows to the rear and side aspect, part glazed external door to the rear leading directly onto the paved terrace, pitch glazed roof with fitted blinds, exposed brickwork, radiator, internal door at one end leading into a WC.

### **Cloakroom**

Part glazed door, quarry tiled flooring, push flush WC, wall mounted corner wash basin and power point.

### **First Floor Landing**

Airing cupboard via a pine door housing a hot water tank and slatted shelving.

### **Master Bedroom**

15' x 11'3 (4.57m x 3.43m )

Timber sash casement window to the front with radiator below. There is also a dressing area with access to an en-suite shower room. Open access to:-

### **Dressing Area**

8'6 x 7' (2.59m x 2.13m )

Window to side elevation with aspect towards the village green, radiator below, access panel to the loft with pull down ladder, full length fitted wardrobes via painted shaker style doors complete with hanging rails, internal pine four panelled door to:-

### **En-Suite Shower Room**

Ceramic tiled flooring, push flush WC, pedestal wash basin, shower cubicle with mixer and extractor fan.

### **Bedroom Two**

11'2 x 10'3 (3.40m x 3.12m )

Sash casement window to the front aspect with radiator below, fitted wardrobe via a four panel pine door, exposed brick fireplace which has been painted and painted surround.

### **Bedroom Three**

10'3 x 8'7 (3.12m x 2.62m )

Timber window to rear aspect, radiator below.

### **Main Bathroom Suite**

7'9 x 5' (2.36m x 1.52m)

Vinyl flooring, timber window which is obscure glazed to the rear, shower/bath suite with bi-folding shower screen, metro wall tiling and mixer with Triton digital power shower, free standing vanity with twin pull out drawers below and push flush WC, heated towel radiator.

### **OUTSIDE**

#### **Rear Garden**

Privately enclosed rear garden, full width Indian sandstone paved terrace and the orientation to the rear garden is easterly facing with a paved seating area with access to the side and enclosed by close board fencing with external tap, trellis arch and gate leading to the front. Flagstone steps leading onto a level area of lawn enclosed by high level close board fencing with established shrub borders, raised planter bed, garden shed to one end and paved area, specimen Magnolia and roses, further access to the easterly elevation and a specimen fig tree and high level gate leading to the front.

#### **Services**

Mains gas central heating system, mains drainage and the council tax band is 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.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

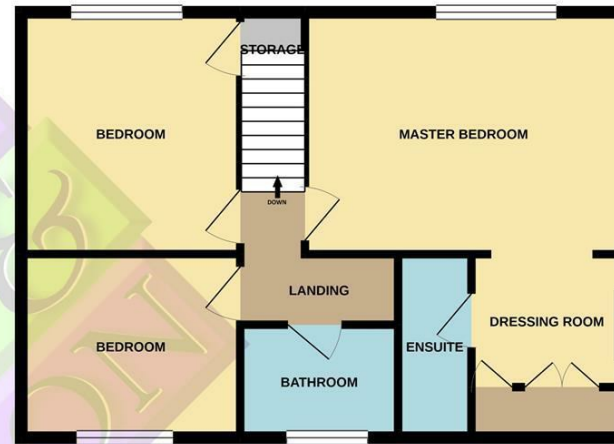




**GROUND FLOOR**  
711 sq. ft. (66.0 sq. m.) approx.

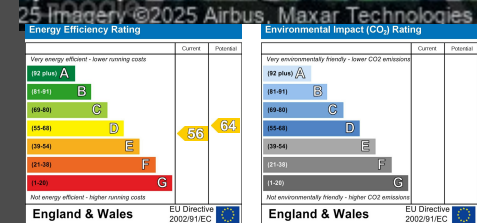


**1ST FLOOR**  
553 sq. ft. (51.4 sq. m.) approx.



**TOTAL FLOOR AREA : 1264 sq. ft. (117.4 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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