

**RUSH  
WITT &  
WILSON**



**Terracotta, Station Road, Northiam, East Sussex, TN31 6QL.  
£535,000 Guide Price.**

**A beautifully presented three bedroom detached bungalow offering stylish and contemporary living accommodation throughout located within the highly sought after Village of Northiam. Accommodation comprises a bright entrance hallway with Oak flooring, 17ft main living room with wood burning stove and French doors to the rear gardens, stunning 16ft dual access conservatory / dining room with French doors to the rear, modern kitchen with range style oven, separate utility room, three generous double bedrooms with en-suite bathroom to the master in addition to a further main shower room suite. Outside the property is approached via a private gated entrance providing a extensive driveway. To the rear enjoys a private and level rear garden with full width decked seating terrace, area of lawn with planted borders and 19ft workshop with power and lighting. 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

Timber five bar gated entrance leading to an extensive block paved driveway providing ample off road parking for several vehicles, front garden provides a level area of lawn with a variety of well stocked planted borders enclosed by part picket fencing and panelled fencing, high level gate with passageway to side leading to rear, external power point and lighting, covered entrance with external light and quarry tile flooring, Oak front door with obscure column pane.

## Entrance hallway

21'3 x 6'1 (6.48m x 1.85m)

Oak front door with obscure column pane, Oak flooring, recessed glass shelving with LED lighting, anthracite radiator, ceiling LED downlights, power point and phone point, built in half height cupboards with shelving, further shallow cupboard with shelving and power point via Oak effect bookcase doors.

## Bedroom 2

12' x 11' (3.66m x 3.35m)

Internal Oak door, carpeted flooring, UPVC bay window to front aspect, radiator, ceiling light, power points, TV point.

## Bedroom 1

14' x 12' (4.27m x 3.66m)

Internal Oak door, carpeted flooring, UPVC bay window to front aspect, further UPVC window to side with radiator below, pendant light, power points, internal Oak door to en-suite bathroom.

## En-suite bathroom

7'9 x 5'9 (2.36m x 1.75m)

Internal Oak door, Amtico flooring, ceiling LED downlights, heated towel rail, birch ply combination vanity unit comprising push flush WC and circular counter top basin, metro wall tiling, recessed shelving, panelled bath suite with central taps.

## Bedroom 3

12'5 x 8'7 (3.78m x 2.62m)

Internal Oak door, carpeted flooring, UPVC window to the front aspect with radiator below, pendant light, power points, built in wardrobes via shaker style doors complete with hanging rails, cupboards above and low level pull out drawers below.

## Shower room

10'6 x 4'7 (3.20m x 1.40m)

Internal Oak door, slate effect Amtico flooring, obscure UPVC window to side aspect, Birch ply combination vanity unit with push flush WC, inset circular basin with tap and composite countertop, splashbacks, heated towel rail, large shower enclosure via sliding door, ceramic metro wall tiling and mixer, down lights.

## Utility room

10'5 x 8'7 (3.18m x 2.62m)

Internal Oak door, grey wood effect laminate flooring, part-glazed external door and window to the rear aspect, further internal Oak door to utility room, ceiling downlights, access panel to loft over with pull down ladder, power supply and lighting, range of power points, utility hosts a variety of matching base and wall units with Birch ply doors, beneath stone effect laminated countertops, inset one and half composite bowl with drainer and tap, below counter space for both washing machine and tumble dryer, tower cupboard housing the Worcester BOSCH gas boiler, nest heating controls, column radiator.

## Kitchen

11'1 x 10'3 (3.38m x 3.12m)

Open access from hall, internal Oak door to utility room, open access to adjoining conservatory, grey wood effect laminate flooring, space for an American style fridge / freezer with plumbing for water and ice dispenser, ceiling downlights, kitchen hosts a variety of matching base and wall units with Birch ply doors, beneath stone effect laminated countertops, inset one and half composite bowl with drainer and tap, recessed timber shelving, fitted Leisure cuisine master 100 range style oven with five ring electric hob and side plate, coloured glass splashback, extractor canopy and light over, power points.

## Conservatory

16'4 x 11'2 (4.98m x 3.40m)

Open access from kitchen and living room severally, UPVC windows to each side and rear, French doors to the rear, pitched glazed roof with high level openers, space for dining table, lighting, power and phone point.

## Living room

17'7 x 12'5 (5.36m x 3.78m )

Internal Oak door from hallway, open access to conservatory, French doors and sidelight windows to the rear aspect, cast iron wood burning stove over a slate hearth, series of contemporary wall lights, power points, radiator, TV point.

## Rear garden

Privately enclosed rear garden enjoying a south-easterly orientation, predominantly laid to lawn with full width decked seating terrace enclosed by part mature hedgerow and specimen conifers, deck seating area from main living room via French doors, plumb slate storage area to side with external power point, further side access with gate to front, external light and tap, fish pond, variety of eucalyptus trees, detached workshop with adjacent store.

## Workshop

19'2x 10'1 (5.84mx 3.07m)

Timber doors to side, power points, lighting, window to rear. Attached store / tool shed via timber door with window to side.

## 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  
1221 sq.ft. (113.4 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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