

**RUSH
WITT &
WILSON**



**2 Laughton Place, Main Street, Northiam, East Sussex TN31 6LH
£325,000 OIEO Freehold**

A BEAUTIFULLY REFURBISHED and well presented two bedroom semi-detached cottage enjoying a prime central position in Northiam Village. This delightful home enjoys a bright and deceptively spacious living space comprising a generous main living room with fitted wood burning stove, stunning double aspect kitchen / breakfast room, rear lobby and beautiful ground floor bathroom suite. To the first floor provides a spacious master bedroom complete with fitted wardrobes and luxurious en-suite shower room and further double bedroom with fitted cupboard space. Outside enjoys a private and well tended courtyard garden with Indian sandstone paved terrace providing an alfresco dining area, gated access to the front, sleeper edged borders and summerhouse. To the front provides off road parking for one vehicle. Northiam Village benefits from 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.



Entrance
Decorative slate border.

Entrance Lobby
Part glazed composite entrance door, coir mat flooring, radiator, carpeted turn staircase extending to the first floor with timber hand rail, painted wall panelling, recessed downlights, internal door leading into:

Sitting Room
11'7 x 12'8 to the alcove (3.53m x 3.86m to the alcove)
Timber window to the front aspect with secondary glazing, carpeted flooring, radiator, fitted cast iron stove over a stone hearth with oak bressumer, picture rail, pendant lighting, internal door leading into:

Kitchen/Breakfast Room
7'7 x 16'6 (2.31m x 5.03m)
Beautiful double aspect room with upvc window to the side and two uvpc windows to the rear, oak effect LVT click flooring, recessed LED downlights, space for breakfast table and chairs, anthracite radiator, internal door providing access to an under stair storage cupboard forming a utility space, with space for washer/dryer, wall mounted Ideal combination gas boiler, sensor light, laminate flooring.
The kitchen comprises a range of fitted wall and base units with light grey shaker style doors with stainless steel furniture, these sit beneath slimline marble effect laminate countertops with matching upstands, inset composite sink with drainer and tap, integrated slimline Bosch dishwasher, integrated Neff oven with slide and hide door, four ring Bosch induction hob, extractor canopy and light over with tempered glass splashback, space for free standing fridge/freezer, display cabinet, wall unit lighting, internal oak door leading into:

Lobby
8'1 x 3'8 (2.46m x 1.12m)
Part glazed external upvc door to the rear garden, part stone and ceramic tiled flooring, pendant light, radiator, painted decorative panelling, internal oak door leading into:

Bathroom
8 x 5'5 (2.44m x 1.65m)
A beautiful suite with ceramic tiled flooring, obscure upvc window to the rear aspect, recessed downlights, panelled shower bath suite with shower screen, shower with large rainfall head, rinse attachment, marble effect metro wall tiling, freestanding vanity with basin and twin pull out drawers below, traditional push flush wc suite, painted panelling, anthracite heated towel radiator, extractor fan.

First Floor

Landing
Carpeted flooring, pendant lighting, access panel to loft with pull down ladder to a partially boarded loft space with lighting, doors off to the following:

Bedroom Two
8'1 x 11'6 (2.46m x 3.51m)
Upvc window to side, carpeted flooring, radiator, recessed downlights, built in cupboard via painted door complete with slatted shelving.

Master Bedroom
12'4 x 12'8 max (3.76m x 3.86m max)
Timber window to front aspect with secondary glazing, carpeted flooring, radiator, fitted wardrobes via shaker style doors complete with hanging rails and shelving above, internal door leading into:

En-Suite Shower Room
8 x 4'9 (2.44m x 1.45m)
Ceramic tiled flooring, traditional style radiator, ceramic wall tiling, push flush wc, traditional pedestal wash basin, recessed downlights, extractor fan, large walk in shower enclosure with contemporary mixer attachment.

Outside

Rear Garden
East facing garden which is predominantly paved with Indian sandstone, fully enclosed by high level close board fencing incorporating gate to front, summerhouse, covered log store, sleeper planted borders, external lighting.

Front Garden
Shingle with off road parking space, high level fence and gate leading into the rear garden, external lighting, painted picket fencing to the front with gate leading to the entrance.

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

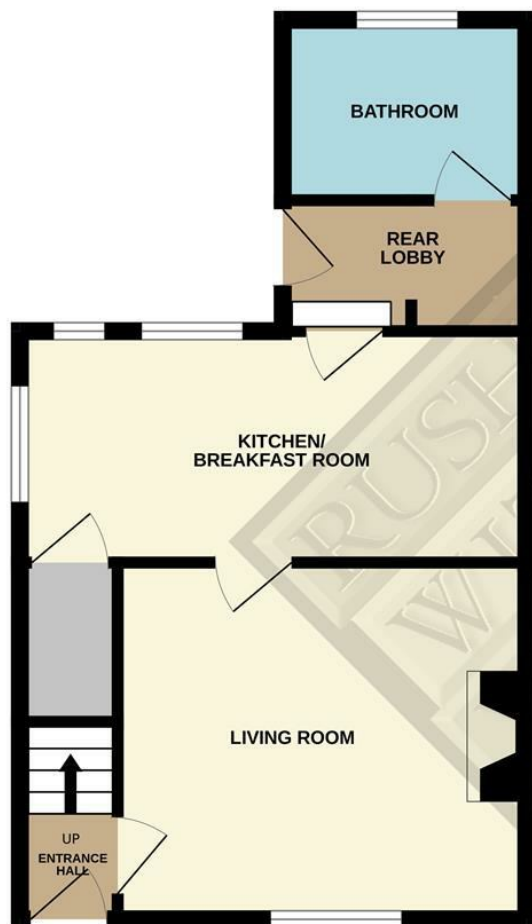
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - C





GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



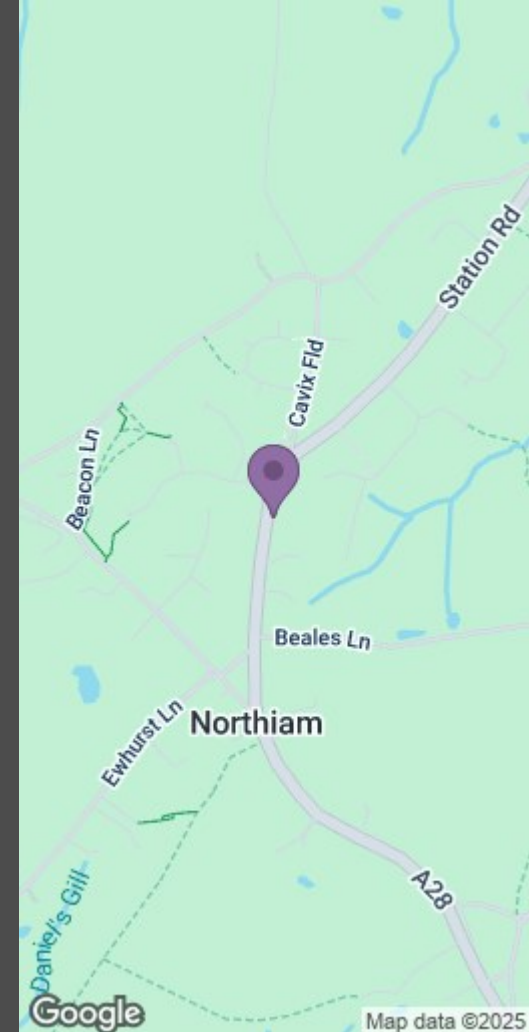
1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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