

RUSH
WITT &
WILSON



**18 North Ridge, Northiam, East Sussex, TN31 6PG.
£525,000 Freehold**

A spacious and beautifully presented four bedroom detached family home located within a quiet and highly desirable residential position of Northiam Village, providing immediate access to popular amenities, excellent walking routes and the well renowned Great Dixter House & Gardens. Accommodation comprises a well-lit entrance hallway, ground floor wc, modern kitchen/breakfast room, generous living/dining room and stunning adjoining garden room with French doors to the rear garden. The first floor enjoys three generous double bedrooms, optional fourth single bedroom or study and a well appointed main bathroom suite. Externally the property enjoys a generous east-facing rear garden with large paved terrace providing the ideal alfresco dining area, level area of lawn complete with garden shed and further seating area to one end. The front offers extensive off road parking for several vehicles and is considered ideal for those seeking to accommodate a motorhome. 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.



Covered Entrance

Upvc front door with obscured viewing pane leading into:

Spacious Entrance Hallway

17'3 x 5'2 (5.26m x 1.57m)

Upvc full height obscured window to side, wood effect Karndean flooring, turned carpeted staircase with painted balustrade extending to the first floor with cupboards space below, double radiator heating thermostat, door to:

Cloakroom/WC

6'2 x 4'7 (1.88m x 1.40m)

Obscured upvc window to side, wood effect Karndean flooring, push flush wc, vanity unit with inset basin and cupboards below, wall hung mirrored storage cupboard, chrome towel rail.

Kitchen/Breakfast Room

13'3 x 7'4 (4.04m x 2.24m)

Upvc window and part glazed external door leading onto the rear terrace and gardens, recessed LED downlights, wood effect Karndean flooring, fitted base and wall units with laminated doors, stainless steel door furniture which sit beneath wood effect laminated countertops, inset double stainless bowl with drainer and tap, tiled splashbacks and sill, inset four ring Neff induction hob, integrated half height Neff double oven with an integrated extractor with light, integrated Indesit washer and an integrated Bosch dishwasher, cutlery and pan drawers, integrated fridge/freezer with adjacent full height tower larder with pull out storage trays.

Living/Dining Room

20'8 x 16' narrowing to 11'2 (6.30m x 4.88m narrowing to 3.40m)

Full height glazed window to front aspect, further window to side, double radiator, wood effect Karndean flooring, fitted bookcases with low level cupboards below, internal French upvc doors leading into an adjoining garden room.

Garden Room

11'3 x 9'6 (3.43m x 2.90m)

Ceramic tiled flooring, vaulted ceiling with pendant lighting, insulated roof, letter box style window to side, double radiator, further French casement windows to the rear, French doors leading onto the rear terrace to the side, space for dining table and chairs.

First Floor

Landing

Upvc window to the side aspect, access panel to loft with pull down loft ladder, wood effect karndean flooring, airing cupboard housing the hot water tank and slatted shelving.

Bathroom

8'7 x 5'8 (2.62m x 1.73m)

Obscured upvc window to side, wood effect Karndean flooring, full height wall to ceiling wall tiling, large chrome heated towel radiator, shaver point, combination vanity unit with push flush wc, tower storage unit, inset basin with cupboards below, bath with bi-fold shower screen and rinser attachment.

Bedroom Three

8'8 x 8'2 (2.64m x 2.49m)

Upvc window to the front, radiator, wood effect Karndean flooring, built-in storage cupboard over the bulk head with fitted shelving.

Bedroom One

13"5 x 10'1 (3.96m'1.52m x 3.07m)

Upvc window to the front, radiator, wood effect Karndean flooring, built-in double wardrobe with hanging rails and shelving above.

Bedroom Two

11'5 x 9'1 (3.48m x 2.77m)

Upvc window to the rear, radiator, wood effect Karndean flooring, built-in double wardrobe with hanging rail.

Bedroom Four

7'4 x 6'7 (2.24m x 2.01m)

Upvc window to the rear, radiator, wood effect karndean flooring.

Outside

Front Garden

Extensive concrete driveway providing ample off road parking, specimen silver birch tree, tiered area of lawn with sleepers extending to the main entrance, the driveway does also lead to a single garage, gate leading to the side elevation.

Rear Garden

Private and enclosed east facing garden with a raised paved terrace from the rear elevation with steps leading a second paved terrace with leads onto a level area of lawn and the garden is enclosed by a combination of panelled and close-board feather edge fencing, further paved seating area to one end with garden shed, access to the side elevations with gates to the front, external lighting and tap.

Single Garage

17'3 x 8'4 (5.26m x 2.54m)

Manual up an over door, upvc window and external door leading to the rear, power supply and lighting, base units.

Services

Mains gas and mains drainage.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

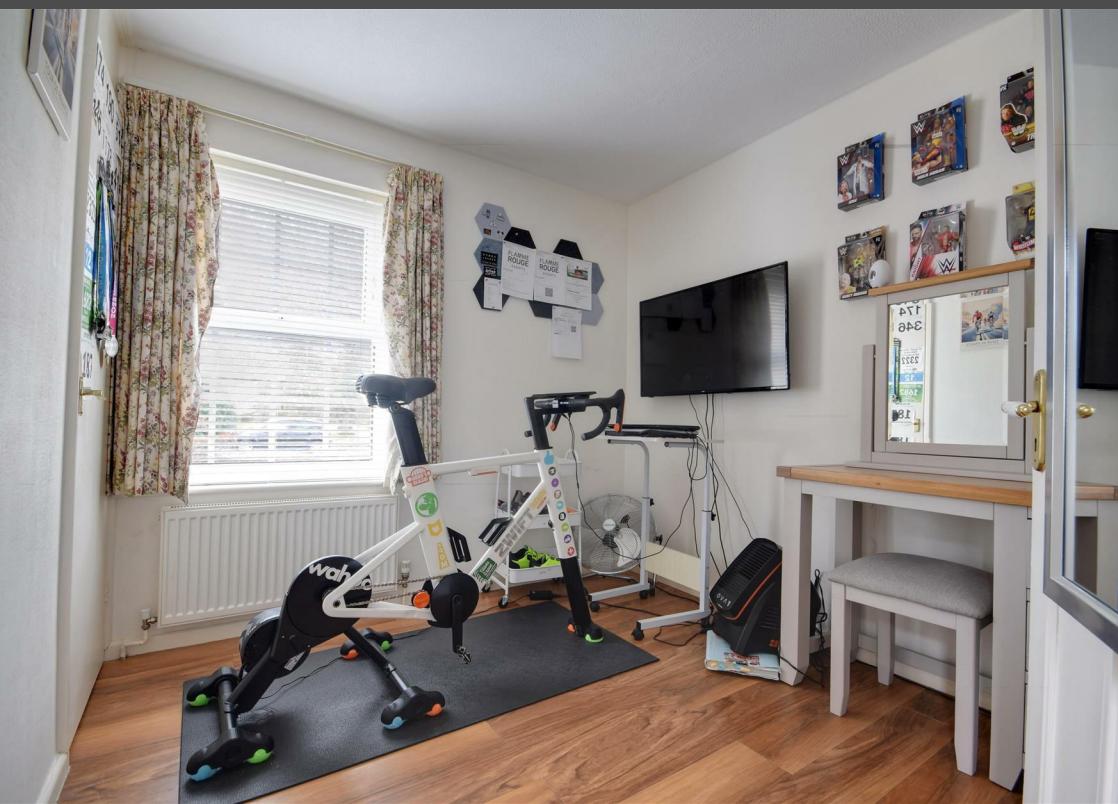
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4. VAT: The VAT position relating to the property may change without notice.

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Energy Efficiency Rating		Current	Potential
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			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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 ₂ emissions			
EU Directive 2002/91/EC			