

**RUSH  
WITT &  
WILSON**



**5 Monks Way, Northiam, East Sussex, TN31 6QQ.  
£519,950 Guide Price.**

**A spacious and immaculately presented three bedroom detached bungalow located within a highly sought after residential area of Northiam Village enjoying a prominent corner plot position offering immediate access the the local amenities. Internally the property enjoys a 21' living / dining room with an open fireplace and beautiful adjoining conservatory overlooking the rear garden, newly fitted stylish kitchen / breakfast room with internal access to the garage / utility, cloakroom, contemporary shower room suite, two principle double bedrooms and further single or optional study. Outside offers a delightful south- easterly facing rear garden hosting a selection of paved seating / alfresco dining areas, laid to lawn with established borders complete with shed and green house. To the front the property benefits from ample off road parking and single garage. Situated within easy reach of the local convenience stores and award winning Doctor's surgery, further nearby High Street shopping is available both at Tenterden and Rye.**



**Front**

Block pave driveway to front elevations leading to an integral single garage, front laid to lawn with high level wall incorporating gate to side providing access to rear, external lighting, part-glazed UPVC front door to entrance porch.

**Entrance porch**

7'7 x 5'4 (2.31m x 1.63m)

Part-glazed UPVC front door, windows to front and side, tile flooring, part-glazed internal door with sidelight window to hall, light.

**Hallway**

Carpeted flooring, radiator, pendant light, chair rail, access panel to loft, storage cupboard with shelving, further airing cupboard complete with slatted shelving, power point.

**Cloakroom**

4'5 x 3'9 (1.35m x 1.14m)

Internal door, tile flooring, ceiling down lights and extractor fan, consumer unit, push flush WC, vanity unit with decorative mosaic tile splashback, towel radiator.

**Kitchen / breakfast room**

12'8 x 9'7 (3.86m x 2.92m)

Internal glazed door, wood effect tile flooring, UPVC window to rear aspect, internal door to garage / utility, ceiling downlights, kitchen hosts a selection of matching base and wall units with contemporary style high gloss doors beneath an oxidised laminate worksurface with matching upstands and splashback, fitted Rangemaster professional 900 double oven with five ring gas burner, stainless steel extractor canopy with light over, space for freestanding fridge / freezer with adjacent tower unit, integrated BOSCH dishwasher, base units with cutlery drawers and pull out space saving corner trays, inset one and half bowl with drainer, tap and rinser, above counter level power points.

**Living / dining room**

21'5 x 14' (6.53m x 4.27m)

Part-glazed internal door, carpeted flooring, UPVC window to rear with radiator below, space for dining table, internal UPVC sliding doors to conservatory, pendant lighting, radiator, open fireplace with decorative tile surround and quarry tile hearth, power points, TV point, thermostat.

**Conservatory**

13'3 x 11' (4.04m x 3.35m)

Internal UPVC sliding doors, ceramic tile flooring, full height UPVC glazed doors to each side aspect and terraces, low level dwarf wall with UPVC windows to each side and rear aspect, pendant and wall lighting, power points.

**Shower room suite**

7'6 x 5'4 (2.29m x 1.63m)

Internal door, porcelain tile flooring, obscure UPVC window to side aspect, large walk-in shower enclosure with glass screen and concealed shower mixer and Aqualisa digital controls, towel rail, pedestal wash basin, push flush WC, radiator, ceiling downlights and extractor fan.

**Bedroom 1**

13'9 x 8'7 (4.19m x 2.62m)

Internal door, carpeted flooring, UPVC window to front with radiator below, built in wardrobes via double doors complete with hanging rails and cupboards over, light, power point.

**Bedroom 2**

12'5 x 9'7 (3.78m x 2.92m)

Internal door, carpeted flooring, UPVC window to front with radiator below, light, power point.

**Bedroom 3**

9'3 x 7'6 (2.82m x 2.29m)

Internal door, carpeted flooring, internal UPVC window to entrance porch with radiator below, pendant light, power point.

**Rear garden**

Private rear garden enjoying a south-easterly orientation led from a paved seating terrace and steps leading to an open area of lawn gently sloping to one end, planted rose and flowering shrub borders, external lighting and tap, further shingled walled seating area to side with greenhouse and wisteria covered pergola, path to high level gate to front, steps from lawn to further raised seating terrace / alfresco dining space to side.

**Garage / utility**

17'3 x 8'6 (5.26m x 2.59m)

Roller door to front, ceiling strip light, power points, wall mounted Worcester BOSCH gas boiler, UPVC window to rear aspect, base unit with laminated countertop with plumbing for appliances below, inset stainless bowl with drainer, power points.

**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.

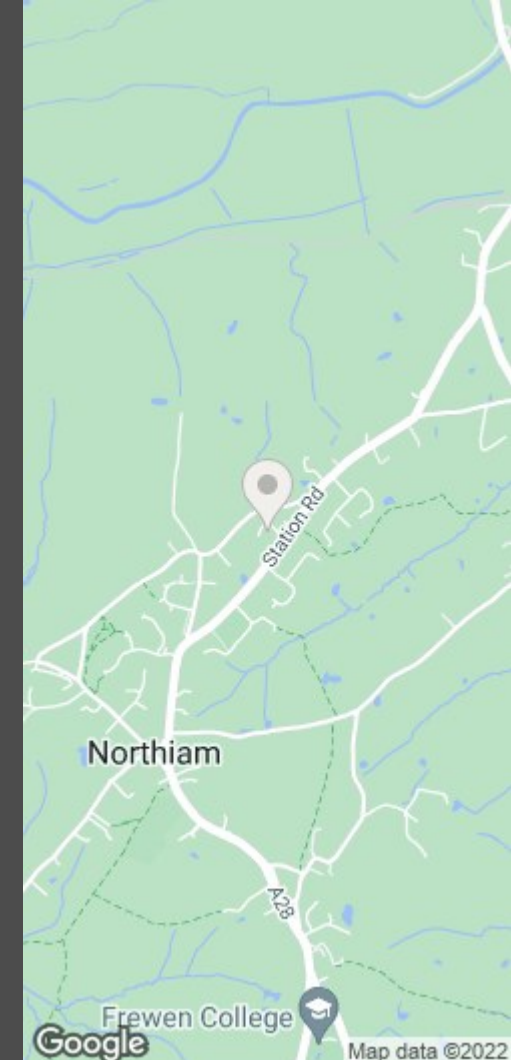




GROUND FLOOR



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	63		

The Energy Efficiency Rating chart shows a current rating of 82 (Very energy efficient - lower running costs) and a potential rating of 63 (Good). The Environmental Impact (CO<sub>2</sub>) Rating chart shows a current rating of A (Very environmentally friendly - lower CO<sub>2</sub> emissions) and a potential rating of B (Very environmentally friendly - lower CO<sub>2</sub> emissions).



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