

**RUSH  
WITT &  
WILSON**



**Sunnymead, Beckley Road, Northiam, East Sussex, TN31 6JB.  
£520,000 Freehold**

**A two bedroom detached 1930's bungalow in need of modernisation enjoying a semi-rural position of Northiam Village set within grounds to 1.81 acre. Located just over a mile from the Village centre enjoying rural views over private farmland the property is considered to offer an exciting opportunity for any new owner to either redevelop entirely or to extend and enhance further subject to planning approval from the local authority. Accommodation currently comprises two double bedrooms, shower room, living room and a kitchen / breakfast room with timber frame conservatory. Outside enjoys private front and rear gardens, ample off road parking and gated access to a separate 1.52 acre paddock. 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. CHAIN FREE.**



**Front**

Obscure part-glazed front door

**Entrance hallway**

Obscure part-glazed front door, carpeted flooring, access panel to loft over,

**Living room**

14'6 x 12' (4.42m x 3.66m)

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

**Bedroom 2**

12'6 x 12' (3.81m x 3.66m)

Internal painted door, carpeted flooring, alcove housing the hot water tank, UPVC bay window to front, ceiling light, power points, electric heater.

**Bedroom 1**

12'3 x 10'6 (3.73m x 3.20m)

Internal painted door, carpeted flooring, UPVC window to rear enjoying a pleasant outlook over the gardens, ceiling light, power points, electric heater.

**Shower room**

Internal door, timber flooring, window to rear, shower enclosure, electric shower, push flush WC, vanity unit.

**Kitchen / breakfast room**

14'5 x 12' (4.39m x 3.66m)

Internal door, carpeted flooring, two windows to side aspect, space for breakfast table and chairs, electric heater, internal window and internal glazed door to conservatory, space for freestanding fridge / freezer, fitted base and wall units with timber shaker style doors beneath laminated counter tops, inset one and half bowl with drainer and tap, space for freestanding oven, under counter space for washing machine, extractor canopy and light, power points, lighting.

**Conservatory**

11'6 x 7'8 (3.51m x 2.34m)

Internal glazed door from kitchen, timber frame with windows to each side aspect, further windows and doors to the rear.

**Garden**

Private rear garden predominantly laid to lawn backing onto open fields enclosed by established hedgerow, open access to driveway and adjacent paddock.

**Paddock**

Metal five bar gate from driveway, level area of pasture enclosed by established hedgerow on all boundaries.

**Services**

Night storage heating system.

Private drainage.

Local Authority - Rother District Council. Band D.

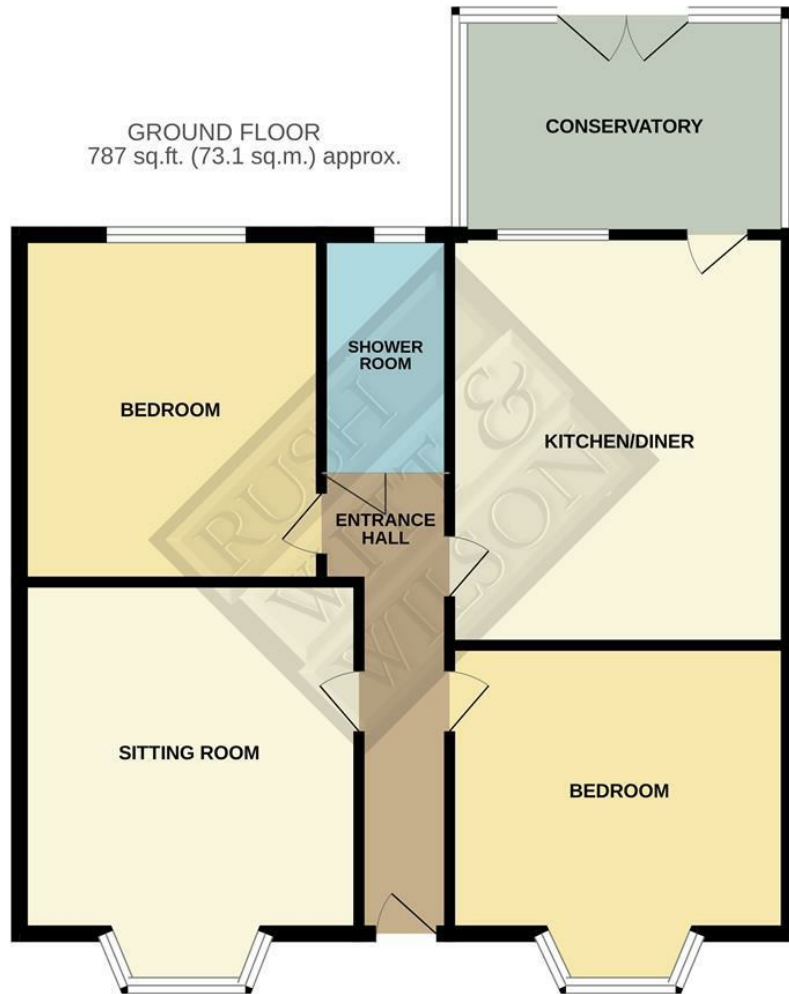
**Agents note**

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  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Current: **83** Potential: **39**

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(39-60) <b>C</b>		
(15-60) <b>D</b>		
(9-54) <b>E</b>		
(1-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Current: **83** Potential: **39**

England & Wales EU Directive 2002/91/EC

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