

**RUSH  
WITT &  
WILSON**



**10 The Paddock, Northiam, East Sussex, TN31 6QF.  
£300,000 OIEO**

**CHAIN FREE - A spacious and well appointed three bedroom terraced home occupying a quiet and highly sought after residential position of Northiam Village located within easy walking distance to the local amenities. Accommodation comprises main entrance porch and hall, generous and well-lit living room, kitchen breakfast room with adjoining conservatory, spacious master bedroom, further double and single bedrooms and main family bathroom suite. Outside offers a private rear garden with level deck terrace, area of lawn with planted borders and garden shed to one end. To the front provides off road parking for two vehicles and single garage. Northiam Village provides a choice of convenience stores, dentist surgery, doctors and opticians, popular bakery, hardware store and well regarded Primary School. Further High Street Shopping is available at both Tenterden and Rye only a short drive away.**



**Front**

Block paved drive to front, path to UPVC front door, external light.

**Porch**

Window to side, ceiling light, internal door to hall, cupboard housing consumer unit.

**Hallway**

Carpeted flooring, ceiling down lights, carpeted staircase to first floor, internal glazed door to living room, power and phone point.

**Living room**

15' x 13'7

Wood effect laminate flooring, UPVC window to front aspect, double radiator, inset ceiling down lights, selection of power points, TV and satellite connections, low level under stair cupboard via door, internal glazed door to Kitchen.

**Kitchen / breakfast room**

16'9 x 8'3

Beech effect laminate flooring, UPVC window to rear aspect, internal UPVC door and window to adjoining conservatory, space for breakfast table, radiator, inset ceiling down lights, power point, kitchen hosting a variety of matching base and wall units with wood effect laminated doors beneath marble effect laminated work surfaces, inset single stainless bowl with drainer and tap, wall mounted Ideal gas boiler, under counter space for washing machine and tumble dryer, integrated 50/50 fridge freezer, eye level LAMONA oven and grill, inset four ring induction hob with extractor canopy and light over, power points.

**Conservatory**

11'4 x 5'9

Internal glazed door, beech effect laminate flooring, dwarf brick wall with UPVC windows to side and rear, UPVC French doors to decked terrace and garden, radiator, ceiling light.

**Stairs and landing**

Carpeted staircase and landing with timber handrail, access panel to loft, ceiling down lights, airing cupboard housing hot water tank.

**Bathroom**

7'6 x 5'4

Internal door, tile flooring obscure UPVC window to rear aspect, floor to ceiling tiling, extractor fan, push flush WC and pedestal wash basin, chrome

heated towel rail, p-shape shower bath suite with shower curtain and power shower.

**Bedroom 2**

11' x 10'8 (3.35m x 3.25m)

Internal door, carpeted flooring, UPVC window to rear aspect, radiator, ceiling light, power point, TV point.

**Bedroom 1**

12'4 x 10'8 (3.76m x 3.25m)

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

**Bedroom 3**

9'6 x 6'5 (2.90m x 1.96m)

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

**Rear gardens**

Private rear garden with decked terrace leading onto an open area of lawn enclosed by close board and panelled fencing, external tap, mulched borders, shed, gate to rear providing access to front.

**Garage**

17' x 8'2 (5.18m x 2.49m)

Single garage with manual up and over door to front with off road parking space over hardstanding.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band C.

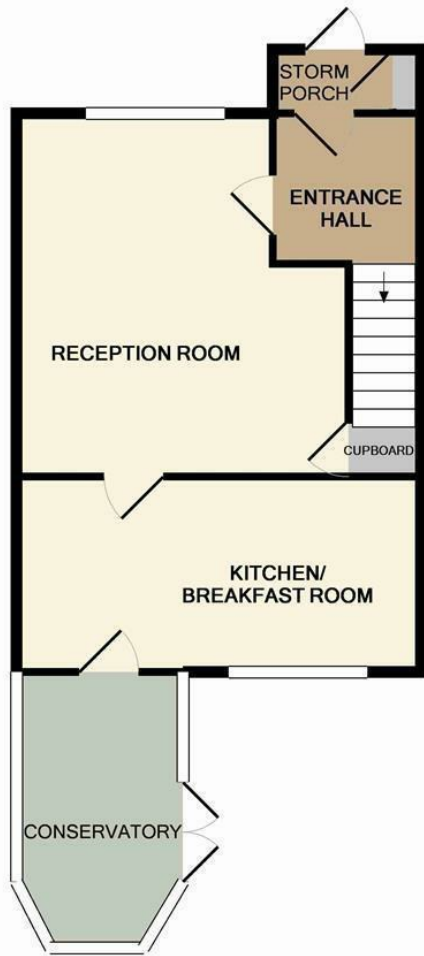
Property benefits from planning approval for the dropped curb RR/2022/1566/P

**Agents note**

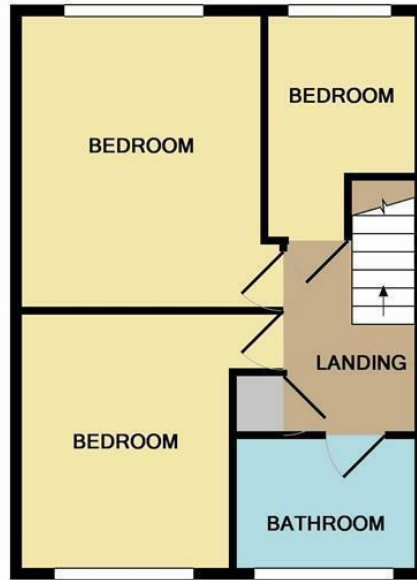
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87		(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C		73		(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

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