

**RUSH
WITT &
WILSON**



**Claremont, Ewhurst Lane, Northiam, East Sussex, TN31 6PD.
£450,000 Guide Price**

A spacious two bedroom detached chalet style bungalow located on a 0.23 acre plot enjoying a peaceful country lane position of Northiam Village backing onto open fields. Principle living accommodation comprises an entrance porch, generous reception dining hall, main living room with open fireplace, Kitchen / breakfast room with adjoining conservatory, ground floor double bedroom and main family bathroom. To the first floor is a double aspect master bedroom with dormer windows to front and rear each enjoying pleasant rural aspects complimented by a separate shower room. Outside enjoys a large rear garden with a full width paved terrace, shed, greenhouse and pergola with climbing Wisteria leading to an area of lawn gently sloping to one end with stunning rural outlook over fields beyond. To the front offers a privately enclosed garden with off road parking via a gated entrance and single garage. Northiam Village provides a choice of convenience stores, dentist's, doctors and opticians, popular bakery, hardware store and well regarded Primary School. The property is within close proximity to the well renowned Great Dixter House and Gardens and has an excellent choice of walking routes available. CHAIN FREE.



Front

Aggregate driveway to front via painted timber gates leading to attached single garage, front garden enclosed by mature hedgerow, laid to lawn with paved path from drive to entrance, path to front leading to side and rear elevations, planted Rose borders, external lighting.

Entrance porch

6'9 x 4'2 (2.06m x 1.27m)

Leaded front door to entrance porch, tile effect vinyl flooring, obscure windows to each side elevation, UPVC obscure glazed door with sidelight window to reception / dining room.

Reception dining room

19'1 x 14'2 narrowing to 10'6 (5.82m x 4.32m narrowing to 3.20m)

Carpeted flooring, radiator, turned timber staircase with carpeted runner to first floor, space for dining table, UPVC leaded light window to front aspect with radiator below, pendant ceiling light, selection of power points, storage cupboard complete with hanging rail and shelf over, wall thermostat.

Living room

14' x 12'2 (4.27m x 3.71m)

Part glazed internal door, carpeted flooring, UPVC window to front aspect with low level radiator below, pendant ceiling light, selection of power points, exposed brick fireplace with quarry tile hearth.

Kitchen / breakfast room

18' x 9' (5.49m x 2.74m)

Internal door, tile flooring, space for breakfast table, radiator, internal glazed door to conservatory, pendant light, cupboard with built in shelving, UPVC window to rear aspect, kitchen hosts a selection of fitted base and wall units with Oak shaker style doors, inset tile work surfaces over, eye level oven and grill, four ring inset gas burner with extractor canopy and light over, ceramic tile splash back, space for slimline dishwasher and washing machine, inset one and half bowl with drainer and tap, fridge / freezer.

Conservatory

9'6 x 9'2 (2.90m x 2.79m)

Internal glazed door from kitchen / breakfast room, external doors to rear terrace, triple aspect windows with dwarf brick wall below, pitched polycarbonate roof.

Ground floor bathroom

8'7 x 5' (2.62m x 1.52m)

Internal door, Oak effect laminate flooring, obscure UPVC window to rear aspect, radiator, push flush WC, wall mounted wash basin, ceiling light, bath suite with tiled splash back.

Ground floor bedroom

12'3 x 9'9 (3.73m x 2.97m)

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

Stairs and landing

Turned timber staircase with carpeted runner, carpeted landing, boarded eaves storage cupboard.

Bedroom 1

14'6 x 12'4 (4.42m x 3.76m)

Internal door, carpeted flooring, dormer window to front with pleasant rural aspect across the lane to fields beyond, further dormer window to rear with rural aspect over garden and fields beyond, two radiators, power points, ceiling light, eaves storage cupboard.

Shower room

7'4 x 7' (l-shape room) (2.24m x 2.13m (l-shape room))

Internal door, wood effect vinyl flooring, timber Velux window to side, pedestal wash basin with tiled splash backs, push flush WC, corner shower enclosure with concealed mixer, extractor fan.

Rear gardens

Large rear garden led from a full width paved terrace from the rear elevations, rear access to garage with external tap, shed, pergola with Wisteria leading laid to area of lawn sloping gently to one end with pleasant rural aspect over fields beyond, variety of well stocked planted borders, greenhouse, garden enclosed by combination of low level panelled fencing and stock proof fencing to one end, sunken pond with planted beds, dwarf conifers and flowering shrubs.

Garage

22'5 x 8'1 (6.83m x 2.46m)

Manual up and over door to front, UPVC part glazed door to rear garden and terrace, power supply and lighting, wall mounted gas boiler, consumer unit, window to rear.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council.

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.

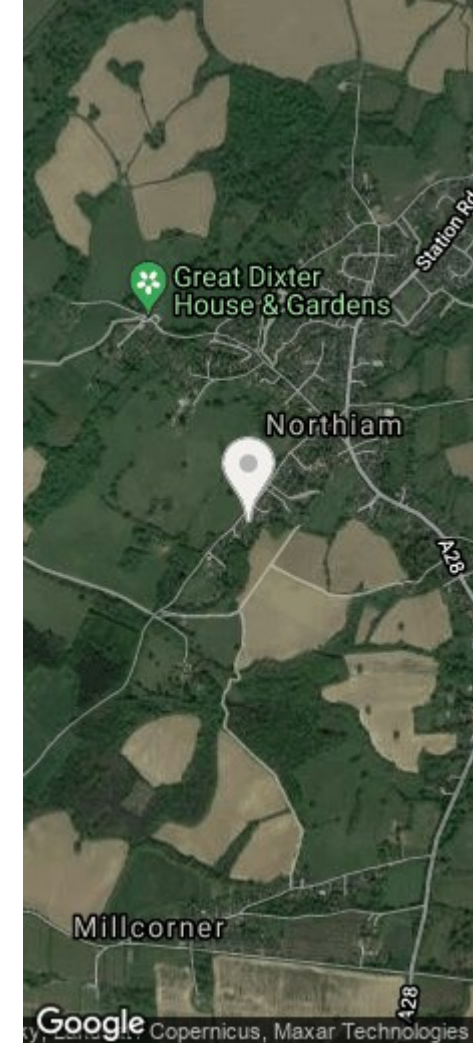




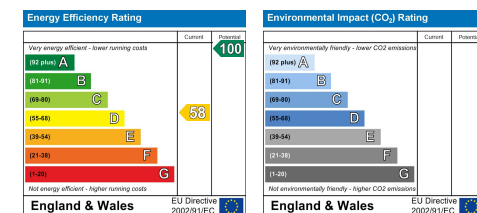
GROUND FLOOR



1ST 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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