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FOR SALE
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**6 Knelle View, Station Road, Northiam, East Sussex, TN31 6QD.
£335,000 Freehold**

A spacious three bedroom semi-detached family home located within the highly popular Village of Northiam providing convenient access to the local amenities and well regarded Primary School. Considered in need of modernisation throughout the property provides an exciting opportunity for any prospective new home owner to enhance or reconfigure. Accommodation currently comprises an entrance porch, hallway serving an open plan / living dining room with adjoining conservatory, kitchen with access to the rear, three first floor bedrooms providing two generous doubles, further single and main family bathroom suite. Outside offers a privately enclosed rear garden with patio and 17' workshop complete with power supply and lighting, detached single garage and ample off road parking. Offered CHAIN FREE.



Front

Off road parking to front over hard standing, double timber gates to side elevations providing further parking and detached single garage, front garden laid to lawn enclosed by low level panelled fencing, steps to entrance porch, external light.

Entrance porch

5'3 x 5' (1.60m x 1.52m)

UPVC glazed front door with obscure glazed sidelight window, Oak effect laminate flooring, windows to each side elevation, Aluminium glazed door to inner hallway, ceiling light.

Hallway

Oak effect laminate flooring, carpeted staircase to first floor landing, ceiling light, radiator, power and phone point, internal glazed bi-folding door to the Kitchen at one end, further internal glazed door to living room.

Living room

14'3 x 12'9 (4.34m x 3.89m)

Internal glazed door, carpeted flooring, UPVC window to front aspect, open access to dining room, ceiling fan with light, decorative stone fireplace housing a coal effect gas fire, alcove shelving, power points, TV point.

Dining room

10'5 x 8'9 (3.18m x 2.67m)

Open access from living room, carpeted flooring, serving hatch to kitchen, ceiling fan with light, power point, space for dining table, radiator, UPVC sliding doors to adjoining conservatory.

Conservatory

10'4 x 10' (3.15m x 3.05m)

UPVC sliding door from dining room, carpeted flooring, polycarbonate roof, windows to rear and side aspects, UPVC sliding doors to side aspect with access to rear patio and garden.

Kitchen

9'9 x 8'9 (2.97m x 2.67m)

Part glazed timber bi-folding door from hall, tile effect vinyl flooring, full height glazed door and window to rear aspect, further window to side aspect, ceiling light, wall unit housing the consumer unit and electric meter, storage recess below staircase with shelving, radiator, kitchen hosting a selection of fitted base and wall units with shaker style doors beneath laminated roll top work surfaces, inset one and half stainless bowl with drainer and tap, tile splash backs and sill, space for freestanding fridge / freezer, below counter level BOSCG oven with five ring gas burner over, serving hatch to dining room, selection of above counter level power points, fitted washing machine.

Stairs and landing

Carpeted staircase and landing, access panel to boarded loft over with pull down ladder, power supply and lighting, radiator.

Bathroom

Bedroom 2

10'4 x 9'9 (3.15m x 2.97m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, ceiling light, cupboard housing the Worcester BOSCH gas boiler, further airing cupboard housing the hot water tank, shower pump and slatted shelving, power points.

Bedroom 3

8'1 x 8' (2.46m x 2.44m)

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

Bedroom 1

12'6 x 11'9 (3.81m x 3.58m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, ceiling light, power points.

Rear garden

Privately enclosed rear garden with a paved terrace lead from the rear, access to side providing additional parking and detached garage, double timber gates to front, patio leads to open area of lawn enclosed by panelled fencing, workshop and external light.

Workshop

17'5 x 13'2 (5.31m x 4.01m)

Double timber doors to front, ceiling strip lights and phase 3 electrics, windows to front aspect, further window and door to side.

Garage

19' x 9' (5.79m x 2.74m)

Manual up and over door to front, external door to side from garden, power supply and light.

Services

Mains gas central heating system.

Mains 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
APPROX. FLOOR
AREA 589 SQ.FT.
(54.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 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	
Current	Potential
Very energy efficient - lower running costs [02-10] A	86
[11-15] B	
[16-20] C	
[21-25] D	
[26-30] E	
[31-35] F	
[36-50] G	
Not energy efficient - higher running costs	71

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions [02-10] A	86
[11-15] B	
[16-20] C	
[21-25] D	
[26-30] E	
[31-35] F	
[36-50] G	
Not environmentally friendly - higher CO ₂ emissions	71

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