

**RUSH
WITT &
WILSON**



**1 Frewen Close, Northiam, East Sussex, TN31 6RA.
£325,000 - £350,000 Guide Price Freehold**

£325,000 - £350,000 Guide price - A delightful two bedroom attached bungalow enjoying an incredibly quiet and private position of Northiam Village providing immediate access to the local amenities and Village hall. Accommodation comprises a spacious 18ft living / dining room with open fireplace, kitchen with pleasant aspect to the rear gardens, well-lit generous master bedroom, further double bedroom, main shower room suite and spacious 15ft conservatory with newly installed roof blinds . Outside offers a private and well established rear garden enjoying a west-facing orientation, laid to lawn with established planted borders and paved seating area. The property has recently benefitted from a series of 'Warm Home' scheme upgrades, including Solar Panels and Cavity Wall Insulation, which have contributed to an exceptional EPC rating. The property also offers secure parking with a single garage en-bloc, immediate access to a choice of excellent walking routes and just minutes from the well renowned Great Dixter House & Gardens. Northiam Village benefits from a choice of excellent walking routes, 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. Offered CHAIN FREE.



Part glazed UPVC external door leading through to:

Side Conservatory

15'1 x 7'6 (4.60m x 2.29m)

UPVC windows to front, side and rear, further external part glazed door to rear, tile effect vinyl flooring, pitched glazed roof, door leading through to:

Inner Hallway

Carpet as laid, solar panel PV system, isolator switch, consumer unit, access panel to a fully boarded loft via a pull down ladder, radiator, low level cover housing power point and phone point, door leading through to:

Kitchen

9'6 x 8'6 (2.90m x 2.59m)

UPVC window to the rear with fitted electric roller blind, tile effect vinyl flooring, larder cupboard with built in shelving. The kitchen comprises a range of fitted base and wall units with shaker style doors, these sit beneath laminated countertops, ceramic wall tiling, space for free standing fridge/freezer, space for freestanding cooker, one and half composite sink with side drainer, space and plumbing for washing machine, door leading through to:

Bedroom One

13'3 x 11'4 (4.04m x 3.45m)

UPVC window to the rear, radiator, range of full length fitted storage incorporating double wardrobes, high level cupboards and vanity area.

Bedroom Two

8'7 x 10' (2.62m x 3.05m)

UPVC window to the front, carpet as laid, radiator, fitted wardrobe, desk.

Shower Room

5'7 x 5'4 (1.70m x 1.63m)

Obscure UPVC window to the side, transom window into hallway, mosaic tile effect vinyl flooring, linen cupboard with slatted shelving, additional linen cupboard, push flush wc, pedestal wash hand basin, chrome heated towel rail, ceramic wall tiling, wall mounted mirror, corner shower enclosure with screen door and mixer tap.

Living/Dining Room

18'1 x 11'4 (5.51m x 3.45m)

UPVC window to the front, carpet as laid, two radiators, fireplace with tile surround and quarry tiled hearth, space for dining table and chairs.

Outside

Front Garden

Laid to lawn, concrete path leading to a high level wrought iron level gate that leads to a block paved terrace with UPVC door and access via the conservatory, planted shrub borders, high level fence and gate providing access to a walk way which then in turn leads to the parking and garage.

Rear Garden

Privately enclosed west facing garden, full width block paved seating terrace, floor mounted external oil fired boiler, high level fence incorporating gate leading to the side passageway which then leads to the parking area.

The garden has a level area of lawn flanked by planted and well stocked borders enclosed by low level panelled fencing, timber storage shed.

Single Garage-En-Bloc

Agents Note

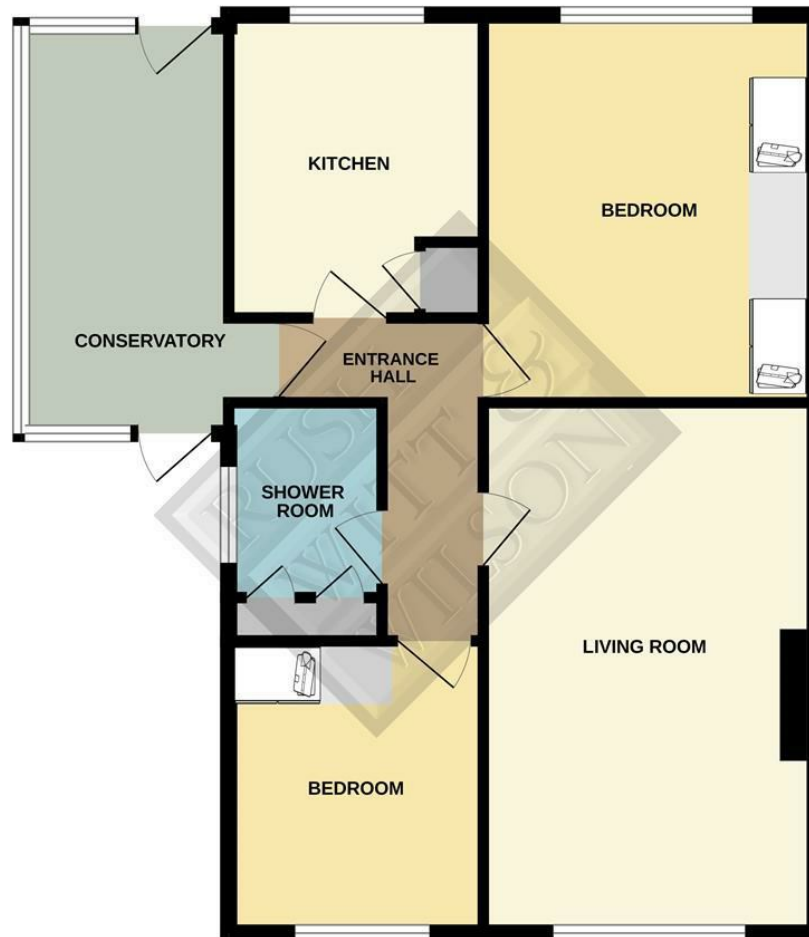
None of the services or appliances mentioned in these sale particulars have been tested.

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
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
90	96		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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