

**RUSH
WITT &
WILSON**



**Riddlesdale, Station Road, Northiam, East Sussex, TN31 6QA.
£465,000 Freehold**

A charming three bedroom detached un-listed character Cottage offering a prime central position of Northiam Village providing convenient access to the popular local amenities. This delightful property offers an abundance of character and charm throughout whilst providing deceptively spacious living accommodation comprising a bright 19ft living / dining room with inglenook fireplace and wood burning stove, ground floor bathroom and central utility room open to a 20ft kitchen / breakfast room with French doors to the rear gardens. To the first floor enjoys two principle double bedrooms each with fitted wardrobes, further generous single and further shower room suite. Outside offers a charming cottage style rear garden hosting a variety of well stocked flower beds, paved and private pergola covered seating areas and summer house. To the front offers off road parking for one vehicle. 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.



Front

Driveway to side providing off road parking for one vehicle over hardstanding, double high level timber gates from driveway to side elevations, PIR lighting, low level brick wall with planted topiary Buxus hedgerow, brick steps leading to entrance porch, brick pier with painted low level picket gate and pathway to western elevations, further high level gate with access to rear garden, planted brick edged borders.

Entrance porch

4'4 x 3'3 (1.32m x 0.99m)

Painted part-glazed timber door and sidelight windows, flagstone flooring, timber windows to each side aspect, light, traditional pull door bell, further part-glazed timber door to living / dining room.

Living / dining room

19'7 x 11'7 (5.97m x 3.53m)

Carpeted flooring, two leaded light timber windows to the front aspect each with radiators below, array of exposed Oak ceiling and wall joinery, space for dining table, internal door to central utility / hallway, series of wall lighting, exposed brick inglenook fireplace with oak bressumer, tiled hearth housing a cast-iron wood burning stove, fitted bookcase to alcove with low level cupboard and shelving over, selection of power points, TV point, Honeywell wall thermostat.

Utility / Hallway

16'4 x 8'2 (4.98m x 2.49m)

Internal door from living room, ceramic tile flooring, exposed joinery, open access and partition timbers to kitchen / dining room to rear, internal door to bathroom, turned carpeted staircase to the first floor landing with cupboard space below, wall mounted Worcester BOSCH boiler, alcove for tumble dryer, fitted base units with shaker style doors and laminated worksurfaces over, single stainless bowl with drainer and tap, above counter level power points, tile splashbacks, fitted below counter level NEFF oven with four ring induction hob, extractor canopy and light over, consumer unit.

Ground floor bathroom

8' x 6'6 (2.44m x 1.98m)

Internal door, ceramic tile flooring, UPVC window to side, internal obscure glazed window to kitchen / dining room, traditional style radiator, pedestal wash basin and push flush WC, panelled bath suite, wall mounted mirrored cabinet and light.

Kitchen / breakfast room

20' x 9'6 (6.10m x 2.90m)

Open access from utility / hallway, wood effect Amtico flooring, three timber windows and French glazed doors to the rear garden, two further Velux windows to the rear, painted exposed brickworks and an array of exposed Oak joinery, space for breakfast table to one end with pendant light over, series of wall lights, power points, TV point, space for freestanding fridge / freezer, kitchen hosts a variety of fitted base units with laminated worksurfaces over, fitted Esse oven, one and half stainless bowl with drainer and tap, tile splash backs, power points.

Stairs and landing

Carpeted staircase and landing with painted handrail,

Bedroom 1

11'5 x 10' (3.48m x 3.05m)

Internal door, carpeted flooring, timber window to front aspect, feature fireplace with fitted wardrobe to alcove with hanging rail via painted door, radiator, power points, light, access panel to loft.

Bedroom 2

11'3 x 9' (3.43m x 2.74m)

Internal door, carpeted flooring, timber window to front aspect, fitted wardrobes via sliding doors complete with hanging rails and shelving over, radiator, power points, light.

Shower room

5'7 x 4'8 (1.70m x 1.42m)

Internal door, obscure UPVC window to side aspect, vinyl flooring, shower enclosure with ceramic wall tiling and mixer, wall mounted wash basin with decorative mosaic wall tiling, extractor fan, push flush flush WC, painted wall panelling.

Bedroom 3

13'5 x 5'8 (4.09m x 1.73m)

Internal door, carpeted flooring, two windows to rear aspect each with radiators below, ceiling light, power points, eaves storage panels, built in wardrobe via pine door with hanging rail.

Rear garden

Private rear garden led from an Indian Sandstone path, central brick steps and path leading through an area of lawn flanked by a variety of well stocked and established flower beds, gutter-fed water butts, access to each side elevations with gates to front, external tap and light, brick-edged flowering shrub beds and ornamental acer trees, pergola seating area to rear elevations, water feature with small sunken pond, summer house with power supply (9'6 x 7'6) and pergola covered seating area to one end, shed.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

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
660 sq.ft. (61.3 sq.m.) approx.



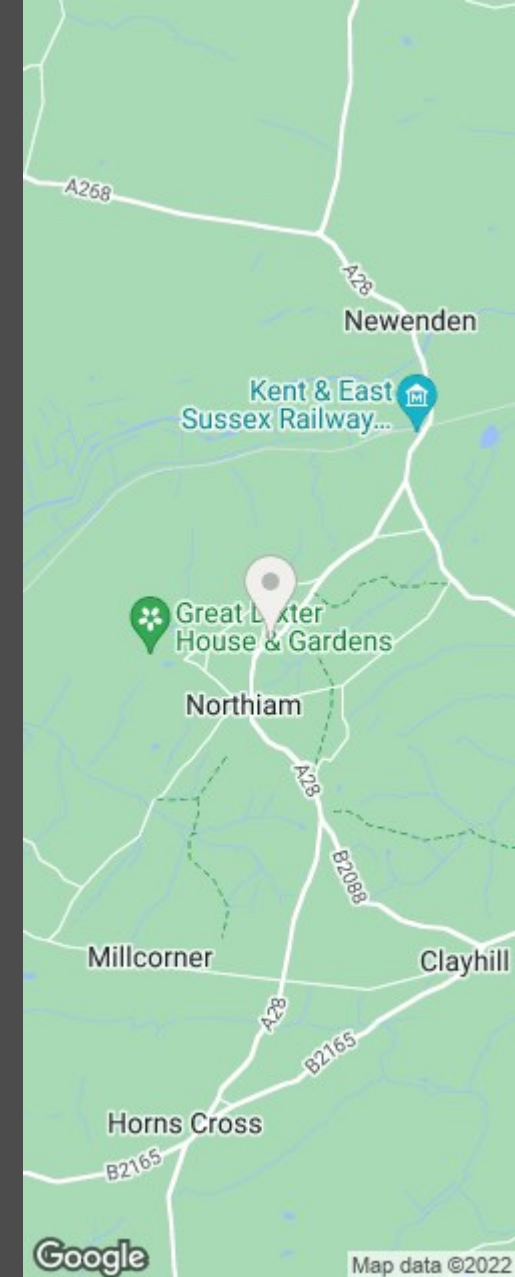
1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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