

**RUSH  
WITT &  
WILSON**



**4 High Park Close, Northiam, East Sussex TN31 6PH  
£595,000**

A beautiful two/three bedroom detached house in a quiet semi-rural private lane with fabulous countryside views. The property is in close proximity to the historic Great Dixter House and is extensively refurbished to the highest standard by the current vendor with an approximate 28' stunning spacious kitchen/dining room with gas fired AGA, double glazed windows and doors, downstairs cloakroom, and two/three reception rooms. There are landscaped private front and rear gardens, off road parking and viewing is highly recommended by Rush, Witt & Wilson, sole agents.

#### **Front**

Paved drive providing off road parking, garden laid to lawn, brick paved path leading to side entrance gate, flowering shrub borders to front, paved path leading to front door.

#### **Entrance hallway**

Window to front and side, single radiator, stairs to first floor, under stair storage cupboard.

#### **Bedroom 1**

15'9 x 8' (4.80m x 2.44m)

Accessed via internal door, window to front, double radiator, cupboard housing electric consumer unit.

#### **Cloakroom**

Accessed via internal door, Victorian style W.C, single radiator, inset basin with cupboard beneath.

#### **Living room**

19'1 x 11'4 (5.82m x 3.45m)

Accessed via internal door, french doors to rear gardens, two graphite column radiators, access to office / studio.

#### **Studio / office**

14'7 x 8'4 (4.45m x 2.54m)

Accessed via internal door, window and door to rear, double radiator.

#### **Kitchen**

14' x 8'4 (4.27m x 2.54m)

Open plan kitchen to dining room, wooden flooring, window to front and side elevations with door to side, fitted base and wall units with traditional shaker doors and pewter fittings under an oak effect laminated roll top work surface, one and half ceramic bowl with mixer taps, freestanding oven and AGA, under counter space for washing machine, wall mounted boiler

#### **Dining room**

19' x 10' (5.79m x 3.05m)

Open from kitchen, full height window to rear and set of french doors leading to rear, column radiator

#### **Stairs and landing**

Carpeted staircase with glass balustrade extending to first floor landing, carpeted landing with single radiator.

#### **Bedroom 2**

12'9 x 8'6 (3.89m x 2.59m)

Accessed via internal door, carpeted flooring, dormer window to rear elevations, dormer window to front, fitted wardrobe with hanging rail, further eaves storage and single radiator.

#### **Bedroom 3**

20' x 12'9 (6.10m x 3.89m)

Accessed via internal door, carpeted flooring, triple aspect room to front, side and rear elevations, double radiator, eaves storage, three fitted wardrobes and access to loft.

#### **Bathroom**

8'2 x 6'7 (2.49m x 2.01m)

Accessed via internal door, ceramic floor tiling, Victorian style hand basin and WC, ceramic wall tiling, inset bath with painted but and bead panelling, chrome wall mounted power shower controls over bath, mixer

taps and glass screen, two chrome heated towel rails, window to front.

#### **Gardens**

A beautifully well stocked privately enclosed south facing rear garden which is traditionally laid to lawn with flowering shrub and beds to sides, rear terrace leading from main reception room via french doors, brick pathway leading to a delightful brick paved rear terrace and summer house to the far end of the garden, side patio with close board gate to front, two freestanding sheds.

#### **Agent 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**  
898 sq.ft. (83.5 sq.m.) approx.



**1ST FLOOR**  
489 sq.ft. (45.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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		Current	Potential
Very energy efficient - lower running costs			
(81-91) <b>A</b>			81
(61-81) <b>B</b>			
(41-61) <b>C</b>		62	
(21-41) <b>D</b>			
(11-21) <b>E</b>			
(5-11) <b>F</b>			
(1-5) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			79
(61-81) <b>B</b>			
(41-61) <b>C</b>		58	
(21-41) <b>D</b>			
(11-21) <b>E</b>			
(5-11) <b>F</b>			
(1-5) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

