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**4 Six Bells Mews, Northiam, East Sussex, TN31 6NP.
£375,000 OIEO Freehold**

CHAIN FREE - An attractive three bedroom Grade II listed attached cottage occupying a private sought after mews position located in the heart of Northiam village. Accommodation comprises an entrance hall with cloakroom/wc, generous main living room with herringbone oak flooring, spacious kitchen/breakfast room with steps leading to a large basement cellar. First floor accommodation comprises three principal bedrooms to include a well-lit master bedroom with far reaching rural views, further double and single bedrooms in addition a well appointed main bathroom suite. Externally the property enjoys a private rear garden, laid to lawn complete with summer house and garden shed enjoying a variety of pleasant seating areas and allocated parking. The immediate area offers an abundance of excellent walking routes into Northiam village itself which 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 Door
Painted hardwood front door with viewing pane leading into:

Entrance Hallway
Oak herringbone flooring, turned carpeted staircase with painted balustrade extending to the first floor landing.

Cloakroom/WC
Laminate flooring, window to side, low level flush, corner wall mounted hand basin.

Living Room
15'5 x 13'1 (4.70m x 3.99m)
Oak herringbone flooring, window with secondary glazing to rear aspect, ceiling rose, radiator with decorative cover, stone fireplace housing a coal effect gas fire,

Kitchen/Breakfast Room
12' x 17'4 (3.66m x 5.28m)
Ceramic tiled flooring, two windows to the side elevations, space for dining table and chairs, painted exposed brick fireplace, exposed timbers, wall mounted gas boiler, fitted base and wall units with painted shaker style doors, laminated countertops, inset one and a half composite bowl with drainer and tap, undercounter space for washing machine, inset four ring electric hob with undermounted oven, space for slimline dishwasher, space for free standing fridge/freezer, door with steps leading down into the basement level with power supply, lighting, consumer unit.

First Floor

Split Level Landing
Access panel to loft, large built-in cupboard complete with hanging rail and shelving.

Bedroom Three
7'9 x 7' (2.36m x 2.13m)
Laminate flooring, window to rear, radiator, exposed joinery.

Bedroom Two
7'6 x 13'7 (2.29m x 4.14m)
Window to rear, exposed joinery, radiator, feature fireplace.

Bathroom
6'6 x 6'3 (1.98m x 1.91m)
Tile flooring, window to rear, low level flush, vanity unit with basin and cupboards below, heated towel radiator, panelled bath with shower screen, taps and rinser attachment, metro wall tiling,

Master Bedroom
13'1 x 12'3 (3.99m x 3.73m)
Window to front elevation, radiator, vaulted ceiling, beautiful views to the rear over open countryside.

Outside

Front & Side Gardens
Accessed via a private road with parking to the front, allocated parking space, high level gate which leads into the rear garden, path leading from driveway, high level gate leading directly into the side garden with is a shingle garden enclosed by high level fencing, space for table and chairs, shingle path to side which leads to the open lawn at the rear of the property with specimen conifers, cherry laurel, garden is enclosed by close-board fencing and mature hedgerow, planted shrub borders, summerhouse via double doors, garden shed, external lighting and tap.

Rear Garden
Open lawn at the rear of the property with specimen conifers, cherry laurel, garden is enclosed by close-board fencing and mature hedgerow, planted shrub borders, summerhouse via double doors, garden shed, external lighting and tap.

Agents Note
Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be

available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

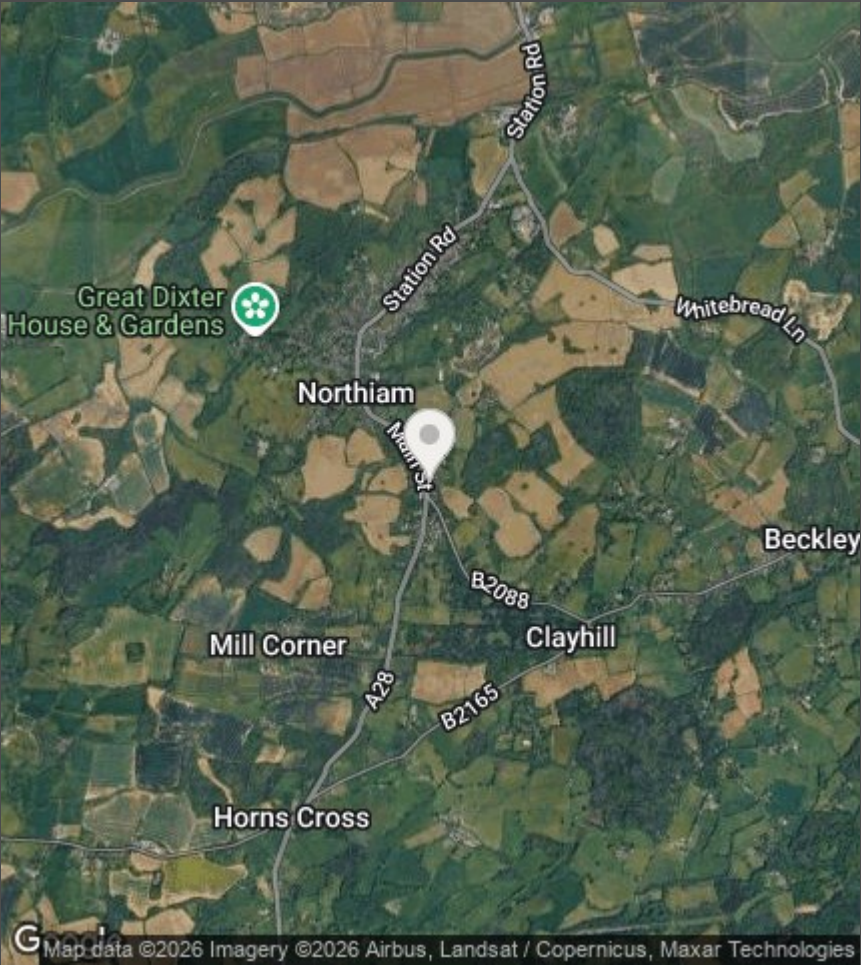
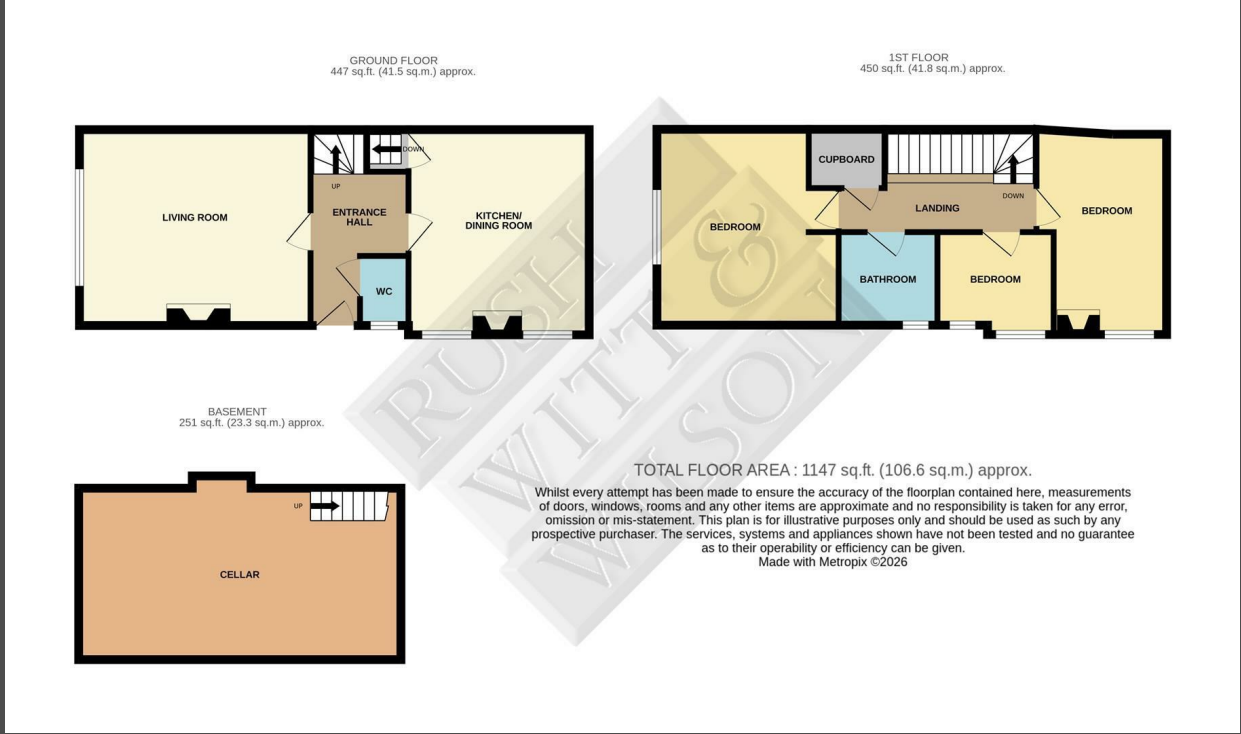
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4. VAT: The VAT position relating to the property may change without notice.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	62	71			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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