

**RUSH  
WITT &  
WILSON**



**14 Six Bells Mews, Northiam, East Sussex, TN31 6NP.  
£345,000 Freehold**

**An incredibly spacious two bedroom end of terrace house located within a highly desirable mews position of Northiam Village providing immediate access to the popular amenities and Primary School. Living accommodation comprises a spacious and well-lit entrance hallways, shaker style kitchen, generous double aspect living / dining room and conservatory with French doors to the rear garden. To the first floor enjoys a large master bedroom with en-suite shower room, further good sized double bedroom and main shower room suite. Externally the property enjoys a delightful south-facing paved rear garden offering privacy and low maintenance, large shed, further side access with gates to the front providing parking for three vehicles. Northiam Village offers a choice of convenience stores, popular bakery and hardware store, Dentist Surgery and Optician's, award winning Doctor's surgery and well regarded Primary School.**



### **Covered Entrance**

External light, timber part glazed front door leading through to:

### **Reception Hallway**

6'3 x 16'6 (1.91m x 5.03m)

Window to front elevation, carpet as laid, carpeted stairs with painted balustrade rising to the first floor, radiator, central heating thermostat, doors off to the following:

### **Kitchen**

8'6 x 9'9 (2.59m x 2.97m)

Window to the front elevation, wood effect LVT flooring, space for freestanding fridge/freezer, radiator, the kitchen comprises a range of fitted wall and base units with shaker style doors, these sit beneath wood effect laminate countertops, inset one and a half stainless steel bowl with drainer, wall unit housing Worcester gas boiler, inset four ring gas burner with ceramic tile splashback, fitted stainless steel extractor canopy and light above, space and plumbing for washing machine and dishwasher, integrated half height Zanussi oven with grill above.

### **Living/Dining Room**

15'3 x 19'8 (4.65m x 5.99m)

Upvc window to side, two radiators, space for dining table and chairs, TV point, carpet as laid, internal window and upvc French doors leading into:

### **Conservatory**

8'8 x 13'2 (2.64m x 4.01m)

Upvc windows to sides and rear, French doors with aspect and access onto the garden, tile effect vinyl flooring, pitched polycarbonate plastic roof.

### **First Floor**

#### **Landing**

Access panel to boarded loft over via a pull down ladder, airing cupboard housing hot water tank with slatted shelving, doors off to the following:

#### **Bedroom Two**

8'5 x 15'4 max (2.57m x 4.67m max)

Windows to front enjoying a beautiful aspect over the adjoining cottages, conservation area and has a partial rural outlook over open countryside, carpet as laid, radiator.

### **Shower Room**

7' x 7'6 (2.13m x 2.29m)

Obscure timber window to side aspect, extractor fan, radiator, push flush wc, pedestal wash hand basin, double shower enclosure with screen door, ceramic wall tiling, cork tile flooring.

### **Master Bedroom**

13'2 x 15'4 (4.01m x 4.67m)

Two timber windows to rear aspect, radiator, carpet as laid, recess for freestanding wardrobe, door leading through to:

### **En-Suite Shower Room**

7'2 x 3'4 (2.18m x 1.02m)

Decorative tile effect vinyl flooring, heated towel rail, push flush wc, pedestal wash hand basin with tiled splashback, extractor fan, shower cubicle with bi-folding door, ceramic wall tiling.

### **Outside**

#### **Front Garden**

Block paved parking for two vehicles, further block paved area with high level gates leading to side, planted shrub borders and paved steps extending to the covered entrance.

#### **Rear Garden**

A privately enclosed south facing garden which is predominantly paved and enclosed by high level close board feather edge fencing, large garden shed, tiered terrace, brick retaining walls with planted shrub borders, access to side elevations, high level gates leading to the front.

### **Agents Note**

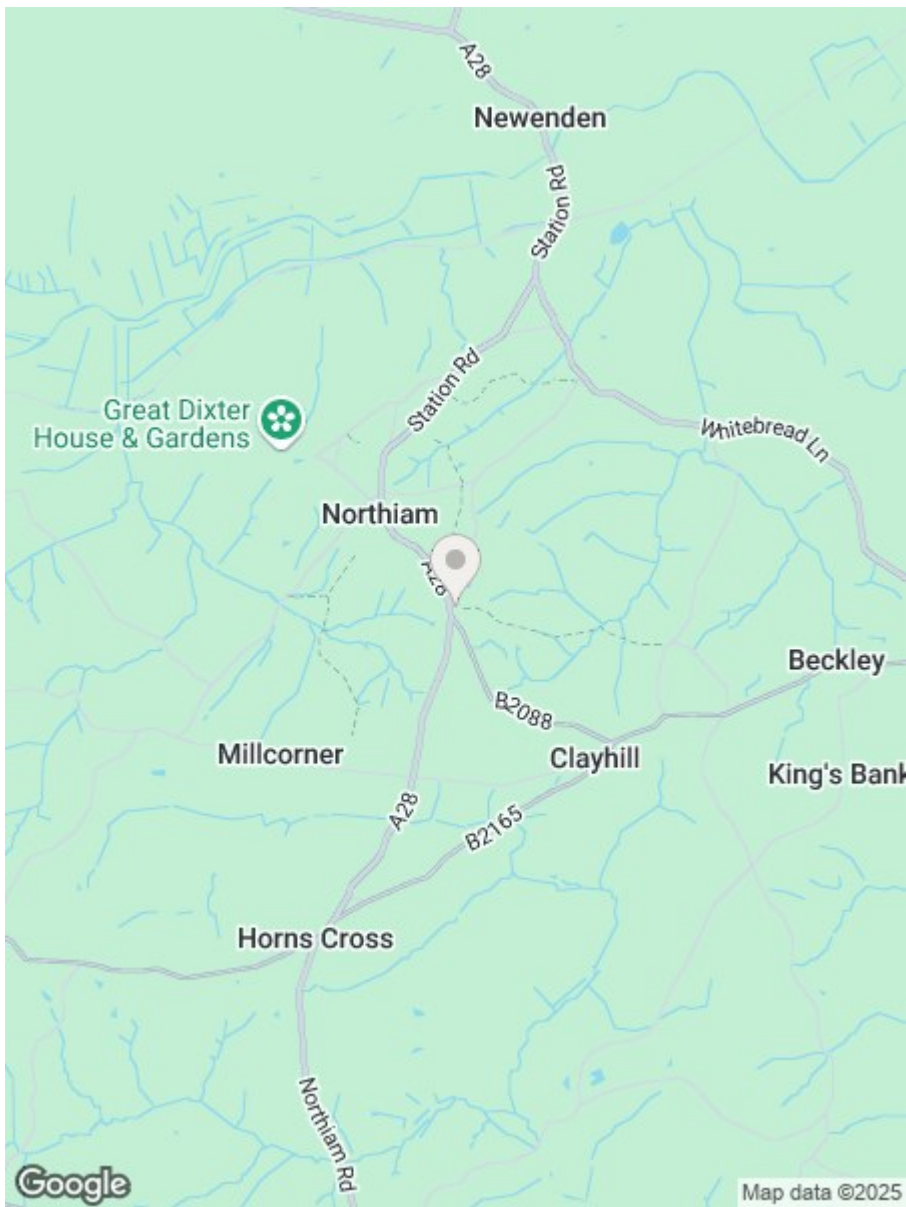
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band: D





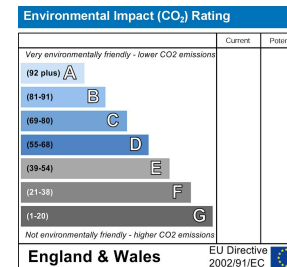
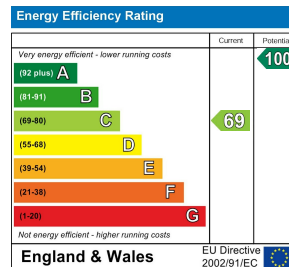


GROUND FLOOR  
APPROX. FLOOR  
AREA 550 SQ.FT.  
(51.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 981 SQ.FT. (91.2 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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