

**RUSH
WITT &
WILSON**



**Ballards Croft, Station Road, Northiam, East Sussex, TN31 6QS.
£385,000 Freehold**

CHAIN FREE - A delightful two bedroom detached bungalow occupying a private and semi-rural position of Northiam Village complete with oak framed double garage, workshop and ample covered parking. Accommodation comprises an entrance hallway, well lit and open plan living dining room with sliding doors to a deck terrace, modern kitchen, two double bedrooms and contemporary shower room suite. Outside enjoys an incredibly private and low maintenance outdoor living area with covered composite deck terrace, ample off road parking via a double gated entrance, single and tripe car ports and detached oak framed garage with adjoining workshop. Northiam Village itself benefits from two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. In addition, the nearby Village of Newenden provides immediate access to riverbank walks to Bodiam Castle, KESR steam railway, popular Scandinavian boat house restaurant / Cafe and Village Pub serving food, with High Street shopping available at Tenterden, Hawkhurst and Rye only a short drive away.



Front Door

Composite front door with viewing panes leading into an inner hallway.

Hallway

Tile effect vinyl flooring, ceiling light, alarm panel.

Shower Room

8'5 x 7'6 (2.57m x 2.29m)

Slight step down with the continuation of the tile effect vinyl flooring, internal door, upvc window to side, painted wall panelling, heated towel radiator, push flush wc, pedestal wash basin, large walk-in shower enclosure with digital shower controls, access panel to loft, airing cupboard housing the hot water tank complete with slatted shelving.

Living/Dining Room

20'0 x 11'6 (6.10m x 3.51m)

Double aspect room, upvc window to front, full height window and sliding doors to the rear leading onto the decked terrace, exposed feature brick fireplace, quarry tiled hearth, space for dining table and chairs.

Kitchen

10'5 x 8'5 (3.18m x 2.57m)

Tile effect vinyl flooring, upvc window to the front aspect, recessed downlights. There are fitted base units with contemporary style doors, laminated countertops above, inset single stainless bowl, drainer and tap, above counter level power points, under counter space for tumble dryer, fridge/freezer and space for free standing cooker, heated towel radiator, under counter space for washing machine.

Bedroom Two

8'5 x 8'3 (2.57m x 2.51m)

Upvc window to the rear aspect with radiator below, built-in wardrobe via sliding doors complete with shelving, recessed downlighters, power points.

Bedroom One

10'0 x 9'1 (3.05m x 2.77m)

UPVC window to the rear with radiator below, recessed downlights, power points, fitted bedside furniture and built-in wardrobes.

Outside**Front Garden**

The property is accessed from the road with hardstanding and them double timber high level gates with a carport with external lighting. There is off road

parking for several vehicles on hardstanding, mature conifer hedgerow to front, oak framed double garage with workshop to side and the driveway extends to a further triple bay carport and this is enclosed by high level conifer boundaries, specimen flowering shrubs, plum trees, brick retaining wall with dwarf conifers and this leads to a composite decked deck which is covered in decorative snake borders and planted Acer trees, oil tank over hardstanding and external oil fired Grant gas boiler.

Double Garage

18' x 16'6 (5.49m x 5.03m)

Open bays oak frame with power points and tube lighting.

Workshop

11'3 x 5'1 (3.43m x 1.55m)

Double painted high level doors to the front, adjoining workshop via a high level door and window to side and fitted benches, power points and lighting.

Services

Oil fired central heating and mains drainage.

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 – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

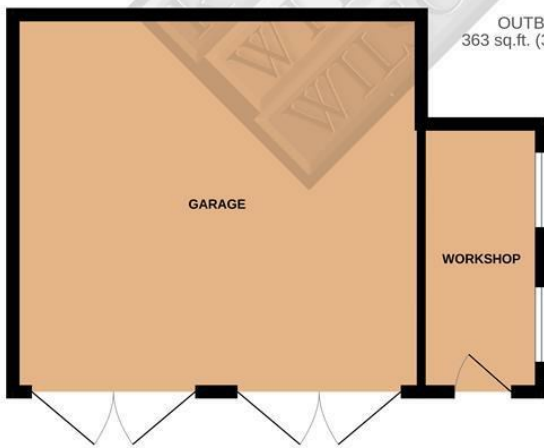




GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

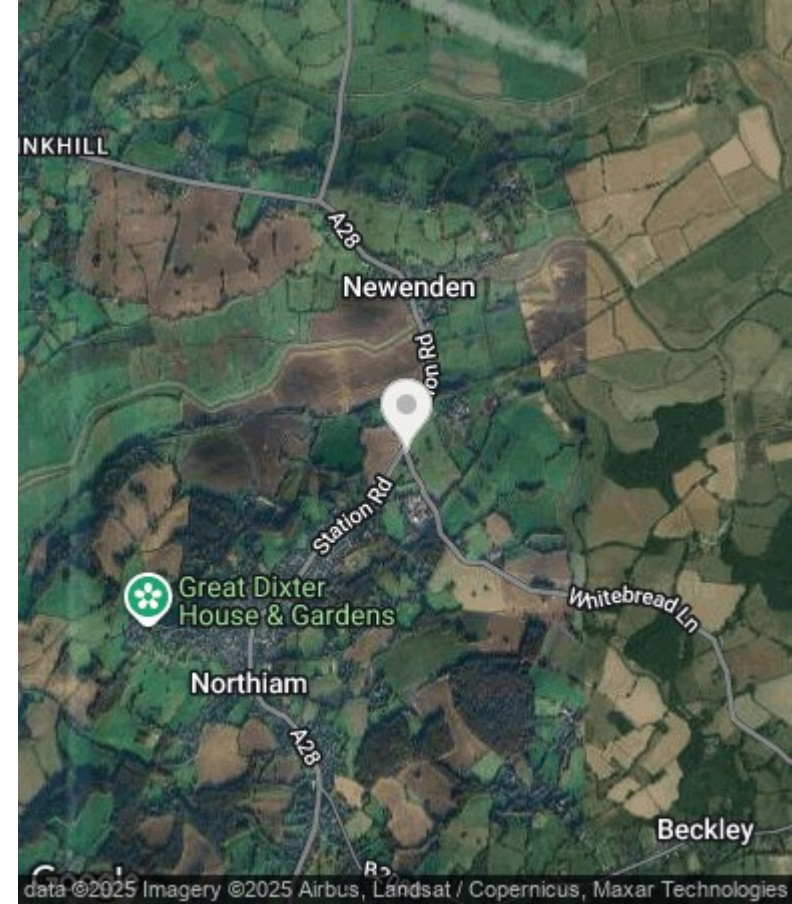


OUTBUILDING
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 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		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
65		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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