

**RUSH  
WITT &  
WILSON**



**Merlins, Ewhurst Lane, Northiam, East Sussex, TN31 6PA.  
£425,000 - £450,000 Guide Price.**

**£425,000 - £450,000 Guide Price. An attractive two bedroom detached 1930's bungalow occupying a quiet and highly sought after country lane position of Northiam Village fronting onto open fields and set within strolling distance to the popular amenities. Considered in need of general updating throughout this charming home offers a bright and spacious living space comprising a 19ft double aspect living / dining room with fireplace, good sized kitchen with separate utility room and adjoining conservatory, sizeable master bedroom with en-suite bathroom, further double bedroom and main shower room suite. Outside enjoys a private and low maintenance south-facing rear garden with paved seating area, shared driveway to side and single garage. The property offers immediate access to a choice of excellent walking routes, Great Dixter House and gardens, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available in Tenterden and Rye just a short Drive away. CHAIN FREE.**



**Front**

Picket fence with gate leading to front garden, laid to lawn with planted shrub borders, climbing rose arch with concrete path leading to entrance, external lighting, high level gate to side with access to rear, planted shrub borders. Shared driveway to side leading to single garage and high level gate leading to rear garden.

**Hallway**

Painted hardwood front door with viewing panes and transom window over, carpeted flooring, radiator light and power point.

**Bedroom 1**

12'5 x 11'8 (3.78m x 3.56m )

Internal four panel door, carpeted flooring, UPVC bay window to front aspect with radiator below, internal door to en-suite bathroom, light, power and TV point.

**En-suite bathroom**

9'3 x 7'2 (2.82m x 2.18m)

Internal door, wood effect vinyl flooring, obscure UPVC window to side aspect, internal high level window to shower room, radiator, push flush WC, panelled bath suite, vanity with basin and cupboards below, ceiling light and extractor fan.

**Bedroom 2**

12'5 x 11'7 (3.78m x 3.53m)

Internal four panel door, carpeted flooring, UPVC window to side, further UPVC bay window to front aspect with radiator below, boarded fireplace with painted timber surround, light, wall lights, power points.

**Shower room**

9'4 x 4'2 (2.84m x 1.27m)

Internal door, internal level window to en-suite bathroom, wood effect vinyl flooring, push flush WC, pedestal wash basin, radiator, shower enclosure with screen door and digital shower controls, linen cupboard via painted door, light and extractor fan.

**Living / dining room**

19'9 x 11'7 (6.02m x 3.53m)

Internal door, carpeted flooring, two UPVC windows to the side elevations, further UPVC window to the rear aspect with radiator below, pendant lighting, internal door to kitchen, space for dining table and chairs, fireplace with pine surround and shelving to alcove, power and TV points.

**Kitchen**

10'7 x 10' (3.23m x 3.05m)

Internal door from hall, further internal door to living / dining room, wood effect vinyl flooring, UPVC window to rear aspect, internal door cupboard housing the gas boiler and consumer unit , ceiling strip light, radiator, internal part-glazed door to conservatory, access to utility, kitchen hosts a variety of fitted base and wall units with shaker style doors and laminated counter tops, inset one and half composite basin with drainer and tap, under counter space for dishwasher, inset four ring electric hob and oven below, fitted extractor canopy and light above.

**Utility room**

6'5 x 6' (1.96m x 1.83m)

Internal timber double doors, vinyl flooring, crittal window to side aspect, space for washing machine and freestanding fridge / freezer, power points.

**Conservatory**

11'6 x 9'5 (3.51m x 2.87m)

Internal part-glazed door, quarry tile flooring, windows to rear and each side aspect, part-glazed timber door to rear garden, radiator, power points, handrail.

**Rear garden**

Privately enclosed south-facing rear garden with brick paved terrace and steps leading to an area of hard standing, high level fencing with gate to driveway, laid to lawn hosting a variety of established planted flowering shrub and rose borders.

**Garage**

16'9 x 8'7 (5.11m x 2.62m)

Manual up and over door, window to side.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

**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.







TOTAL FLOOR AREA: 1127 sq.ft. (104.7 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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> emissions		

Energy Efficiency Rating: 67 (Current), 83 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: 83 (Current), 83 (Potential)

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