

**RUSH
WITT &
WILSON**



**2 Frewen Close, Northiam, East Sussex, TN31 6RA.
£300,000 - £325,000 Guide Price.**

£300,000 - 325,000 Guide Price - A delightful two bedroom attached bungalow enjoying an incredibly quiet and private position of Northiam Village providing immediate access to the local amenities and Village hall. Accommodation comprises a spacious 18ft living / dining room with open fireplace, kitchen with pleasant aspect to the rear gardens, well-lit generous master bedroom, further double bedroom, main bathroom and useful utility porch. Outside offers a private and well established rear garden enjoying a west-facing orientation, laid to lawn with paved seating area. The property offers secure parking with a single garage en-bloc, immediate access to a choice of excellent walking routes and just minutes from the well renowned Great Dixter House & Gardens. Northiam Village benefits from a choice of excellent walking routes, 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. Vendor suited.



Front

Front garden laid to lawn hosting a variety of planted rose borders, concrete path leading to entrance, path to side with access to rear garden.

Utility porch

12'3 x 6'3 (3.73m x 1.91m)

Part-glazed external UPVC front door with sidelight window, further obscure glazed timber window to side elevations, additional part-glazed external door to rear elevations with matching sidelight window, internal glazed door to inner hallway, ceiling light and power point.

Inner hallway

Carpeted flooring, wall mounted Dimplex heater, access panel to loft over, light, power and phone point.

Kitchen

9'7 x 8'7 (2.92m x 2.62m)

Internal door, tile effect vinyl flooring, UPVC window to rear aspect, ceiling light, airing cupboard housing the hot water tank complete with slatted shelving, kitchen hosts a variety of matching base and wall units with wood effect laminated doors beneath laminated counter tops, inset stainless bowl with drainer and tap, under counter space for washing machine, space for freestanding oven and fridge, power points.

Bedroom 1

13'3 x 11'3 (4.04m x 3.43m)

Internal door, carpeted flooring, UPBV window to rear aspect, wall hung electric heater, power points, pendant lighting.

Bedroom 2

9'9 x 8'7 (2.97m x 2.62m)

Internal door, carpeted flooring, UPVC window to front aspect, wall hung electric heater, power and TV point, light.

Bathroom

7' x 5'5 (2.13m x 1.65m)

Internal door, tile effect vinyl flooring, obscure UPVC window to side, ceiling light and extractor fan, tiled panel bath suite with electric shower over, pedestal wash basin and push flush WC, heated towel radiator.

Living / dining room

18'1 x 11'4 (5.51m x 3.45m)

Internal door, carpeted flooring, UPVC window to front aspect, pendant lighting, space for stable and chairs, open fireplace with decorative tile hearth and surround, fitted shelving to alcove, power points, TV point, wall hung electric heater.

Rear garden

Private rear garden enjoying a west-facing orientation, paved seating area, open access to side elevations leading front, external tap, area of lawn enclosed by low level panelled fencing and established hedgerow, garden hosts a variety of well stocked and established perennial flower beds.

Garage en bloc

Manual up and over door to front.

Services

Electric heating.

Mains drainage.

Local Authority - Rother District Council. Band C.

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.





GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (65.9 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		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	84	(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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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