

**RUSH  
WITT &  
WILSON**



**3 North Ridge, Northiam, East Sussex, TN31 6PG.  
£400,000 OIEO Freehold**

**A well appointed three bedroom detached bungalow located in a quiet and highly sought after residential area of Northiam Village providing easy access to the local amenities, a short distance to Great Dixter House and gardens and excellent walking routes. Accommodation comprises an entrance porch, a split level hall serving a triple aspect 23' living / dining room, shaker style galley kitchen, generous bathroom suite complete with shower and bath suite, two principle double bedrooms and further single or office space. Outside offers a private and low maintenance rear garden enjoying a south aspect complete with patio area, off road parking to the front and single garage. Northiam Village provides a choice of convenience stores, dentist's, doctors and opticians, popular bakery, hardware store and well regarded Primary School. CHAIN FREE.**



**Front**

Well maintained garden to front, laid to lawn hosting a selection of flowering shrub borders, path with steps to entrance, off road parking for two vehicles over hard standing and single garage.

**Entrance porch**

5'8 x 4'3 (1.73m x 1.30m)

UPVC obscure glazed front door with matching sidelight window, carpeted flooring with inset coir mat, pendant light, timber glazed door to hallway.

**Hallway**

Carpeted split level hallway, radiator, access panel to loft, cupboard housing a Baxi gas boiler, power points and telephone point, airing cupboard housing hot water cylinder complete with slatted shelving, ceiling lights, further loft access panel to one end.

**Living / dining room**

23'8 x 13'9 (7.21m x 4.19m)

Internal glazed door, carpeted flooring, triple aspect room with windows to front and side aspects, French doors leading to rear garden, space for dining table and chairs, radiator, pendant lights with dimmer controls, decorative tile fireplace housing a coal effect gas fire with timber sill, selection of power points, TV point.

**Kitchen**

14'3 x 7'3 (4.34m x 2.21m)

Internal door, wood effect vinyl flooring, UPVC glazed door to rear with sidelight window, further window to side, ceiling down lights, space for fridge / freezer, kitchen hosts a selection of fitted base and wall units with shaker style doors beneath stone effect laminated work surfaces, inset one and half ceramic basin with drainer and tap, tile splashbacks, below counter spaces for washing machine and dishwasher severally, half height Samsung oven, inset five ring gas burner with extractor canopy hood and light above, above counter level power points.

**Bedroom 3**

10'6 x 7'3 (3.20m x 2.21m)

Internal door, carpeted flooring, UPVC window to front with radiator below, built in wardrobe with shelving and further cupboard over, light and power point.

**Bathroom**

10'6 x 8'3 (3.20m x 2.51m)

Internal door, tile flooring, two obscure glazed window to rear aspect, ceiling lights, corner shower enclosure with Mira power shower, panelled bath suite with traditional fittings, radiator, full length combination vanity unit incorporating push flush WC and basin, selection of built in cupboards below, integrated mirror and lighting over.

**Bedroom 1**

12'8 x 10'6 (3.86m x 3.20m)

Internal door, carpeted flooring, UPVC window to front with radiator below, built in wardrobe with hanging rail and shelving, further cupboard over, light and power point.

**Bedroom 2**

11'9 x 11'8 (3.58m x 3.56m)

Internal door, carpeted flooring, UPVC window to rear with radiator below, light and power point.

**Rear garden**

Private and low maintenance rear garden enjoying a south-facing orientation, enclosed by mature Beech hedgerow, laid to lawn with paved seating terrace, specimen Bay tree and Rhododendron, paved path to side with access to garage, gate to drive, further to low level gate from garden to western elevations, external tap, gutter fed water butt.

**Garage**

17'5 x 8'2 (5.31m x 2.49m)

Manual up and over door to front, glazed door to side, window to rear, power point and light.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council.

Band E.

**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 APPROX. FLOOR AREA 1056 SQ.FT. (98.1 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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