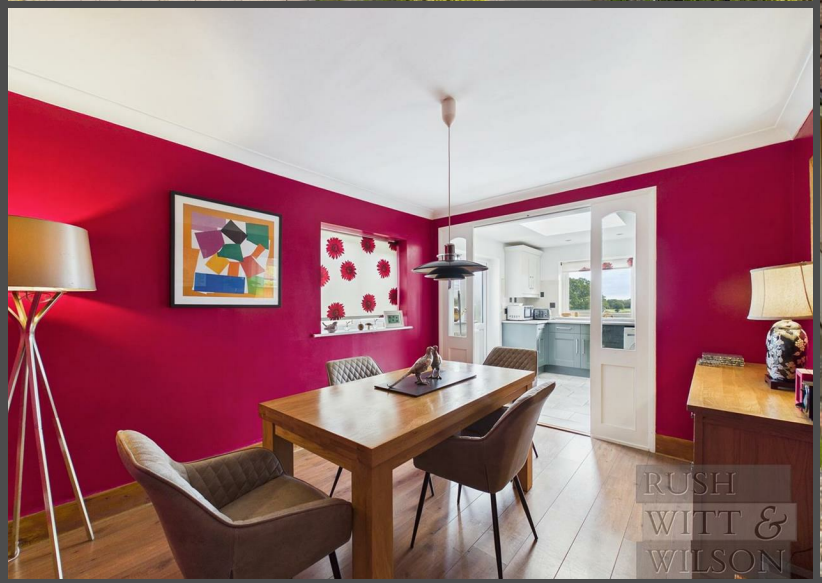


Holly Dene, Beckley Road, Northiam, East Sussex, TN31 6JB.
£599,950 Freehold

An immaculately presented and incredibly spacious three bedroom detached chalet style bungalow enjoying a private and semi-rural position of Northiam Village situated within 0.30 acre (tbv) of gardens with beautiful far reaching rural views over neighbouring farmland. Located within an area of outstanding natural beauty this delightful home enjoys open plan and contemporary living accommodation comprising two ground floor bedrooms including the master bedroom with a luxury en-suite bathroom, large central reception hall serving a bright fitted kitchen and adjoining dining room, ground floor wet room, impressive 26' main living room with wood burning stove and stunning adjoining garden room with French doors leading to the rear gardens. To the first floor enjoys a spacious third guest bedroom with elevated rural aspect over the rear garden and neighbouring fields. Outside offers a private and level south facing rear garden backing onto open countryside with full width Indian sandstone paved terrace providing an excellent entertaining or alfresco dining space. To the front there is ample off road parking via a private gated entrance leading to a detached garage with useful adjoining utility room. The property is located 1.5 miles from Northiam village centre offering two convenience stores, well regarded bakery and hardware store, award winning doctors surgery, dentist and opticians. Further high street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye.







Front Door
Composite front door.

Entrance Hall
Oak effect laminate flooring, single radiator, ceiling down lights.

Reception Hall
13'7 x 11'8 (4.14m x 3.56m)
Internal door, oak effect laminate flooring, open access to kitchen to rear, internal door to dining room, radiator, turned timber staircase with cupboard below to attic bedroom three, internal door to ground floor wet room, open access to main living room.

Wet Room
9'4 x 6'3 (2.84m x 1.91m)
Internal door, ceramic flooring, ceiling down lights, double glazed window to rear elevations, two ladder chrome heated towel rails, push flush wc, pedestal wash basin, walk-in shower with decorative mosaic wall tiling, and contemporary mixer, extractor fan.

Kitchen/Breakfast room
17'3 x 9'8 (5.26m x 2.95m)
Open access from reception hall and dining room severally, ceramic tile flooring, obscure glazed external door and sidelight window to side elevations, two double glazed windows to rear aspect, radiator, two raised skylights over, inset down lights, space for freestanding fridge, kitchen hosts a selection of fitted base and wall units with shaker style doors beneath quartz work surfaces, various above counter level power points, tiled splashbacks, under counter space for washing machine and dishwasher, eye level BOSCH double oven and grill, four ring BOSCH induction hob with a stainless steel extractor canopy and light over, inset composite basin with swan neck tap, tower larder storage unit.

Dining room
11'8 x 9'9 (3.56m x 2.97m)
Internal door, oak effect laminate flooring, double glazed window to side, ceiling light with dimmer controls, open access to kitchen, power points.

Living Room
26'2 x 14'4 (7.98m x 4.37m)
Open access from reception hall, oak laminate flooring, two double glazed window to side elevations, contemporary cast iron wood burning stove, radiator, various power points, TV point, internal glazed door to garden room, selection of wall lights.

Garden Room
15' x 12'2 (4.57m x 3.71m)
Internal glazed french doors from living room, Travertine flooring, double glazed window to side with radiator below, wall lights, french doors to side leading to main terrace, further set of french doors with full height sidelights to rear terrace, inset feature floor lights.

Bedroom One
11'8 x 9'8 (3.56m x 2.95m)
Internal door, oak effect laminate flooring, double glazed window to front with radiator below, internal door to en-suite bathroom, various power points, tv point.

En-Suite Bathroom
14'7 x 7'5 (4.45m x 2.26m)
Internal door, polished tiled flooring, double glazed window to front aspect, freestanding bath, vanity unit, large walk-in shower enclosure with contemporary mixer, wall mounted heated mirror with sensor lighting, wc & bidet, inset ceiling down lights, ceramic wall tiling, single radiator, large chrome ladder heated towel rail, extractor fan.

Bedroom Two
11'9 x 9'7 (3.58m x 2.92m)
Internal door, oak effect laminate flooring, double glazed window to front aspect with radiator below, ceiling light, various power points.

First Floor

Landing
Turned timber staircase, wall cupboard housing the consumer unit, thermostat, oak laminate flooring, double glazed dormer window to rear aspect enjoying elevated rural views over the garden and fields beyond, radiator, ceiling down lights, two Fakro windows to front aspect, further Fakro window to rear, access panel to loft storage space.

Bedroom Three
24'2 x 13'6 (7.37m x 4.11m)
Oak laminate flooring, double glazed dormer window to rear aspect enjoying elevated rural views over the garden and fields beyond, radiator, ceiling down lights, two Fakro windows to front aspect, further Fakro window to rear, access panel to loft storage space.

Outside

Front Garden
Private block paved and aggregate driveway accessed via security gates to front enclosed by Cherry Laurel hedgerow, large paved parking bay leading to detached garage enclosed by a combination of close-board fencing and mature hedgerow, paved passageway from drive to rear elevations and garden, area of lawn to south eastern corner with further side access.

Rear Garden
Private south facing rear garden with a full width Indian sandstone paved terrace, access to both side elevations, external door to rear of garage, external boiler and oil tank, garden is laid to lawn backing onto open countryside enclosed by stock proof fencing.

Garage
22'9 x 9'7 (6.93m x 2.92m)
Detached garage with a manual up and over door to front, power supply and lighting, open internal access to adjoining utility room.

Adjoining Utility Room
23' x 5'2 (7.01m x 1.57m)
Power supply and lighting, alarm and external lighting,

Services
Oil-fired central heating system.
Private drainage system covered by a lifetime guarantee.

Agents Note
Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.

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GROUND FLOOR
1461 sq.ft. (135.7 sq.m.) approx.

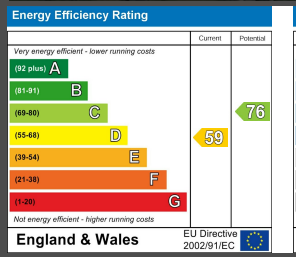
1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.

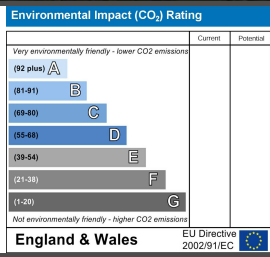


TOTAL FLOOR AREA : 1838 sq.ft. (170.7 sq.m.) approx.

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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