

**RUSH
WITT &
WILSON**



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

A spacious three bedroom 1930's semi-detached property quietly situated on a sought after country lane of Northiam Village enjoying a rural aspect over neighbouring countryside whilst also offering convenient access to the local amenities. Accommodation currently comprises a bright entrance hallway, main living room with feature bay window and fireplace with wood burning stove open to separate double aspect dining room with additional fireplace, kitchen with access to the garden and useful side porch. To the first floor are three principle bedrooms in addition to the main family bathroom with beautiful views to be enjoyed across the lane to open farmland. Outside offers a generous south facing rear garden with outside utility room and timber outbuilding formerly used as a garage, garden shed, private decked seating area with a variety of raised sleeper beds, open area of lawn with a detached 6m x 4m garden office studio to one end with power and internet connections. To the front benefits from off road parking via five bar gated entrance. The property is considered to offer vast potential to enhance or extend to the rear subject to obtaining the relevant planning permissions. 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.



Front

Driveway over hardstanding accessed from lane via timber five bar gate, low level picket fencing to front and high level close board fencing to side, level area of lawn hosting a variety of planted borders, covered entrance with tiled flooring and external lighting, access to side elevations and porch to kitchen, timber door to shed, external lighting and power point.

Entrance hallway

UPVC front door with decorative leaded viewing panes, carpeted flooring, turned carpeted staircase to first floor landing with cupboard below via door, column window to side aspect, ceiling downlights, picture rail, radiator and power point, thermostat, painted one over three doors to living room and dining room severally.

Living room

16'1 x 11'8 (4.90m x 3.56m)
Carpeted flooring, UPVC bay window to front aspect, open access to adjoining dining room, double radiator, fireplace housing a cast iron wood burning stove over a decorative tiled hearth, ceiling downlights with dimmer controls, selection of power points with USB charging points, TV point.

Dining room

15'1 x 11'7 (4.60m x 3.53m)
Carpeted flooring, UPVC window to side elevations with radiator below, painted one over three door to hallway, further UPVC window to rear aspect, space for dining table, open fireplace with decorative tile hearth, ceiling downlights with dimmer controls, selection of power points, internal door to kitchen to rear.

Kitchen

10'1 x 9' (3.07m x 2.74m)
Oak effect Karndean flooring, internal door to side porch, UPVC windows to each side and rear aspects, ceiling down lights, wall hung Worcester BOSCH gas boiler, painted butt and bead wall panelling, kitchen hosts a variety of matching base and wall units with shaker style doors beneath Beech effect laminated worksurfaces, four ring Hotpoint electric hob, tile splashbacks, below counter level Hotpoint oven, selection of above counter level power points, inset single stainless bowl with drainer and tap, quarry tile sills.

Stairs and landing

Turned carpeted staircase and landing, access panel to loft, ceiling downlights.

Bedroom 3

9'7 x 6' (2.92m x 1.83m)
Painted one over three door, carpeted flooring, UPVC windows to each side and rear aspect, radiator, ceiling down lights, power points, internet connections.

Bedroom 2

13'2 x 8'8 (4.01m x 2.64m)
Painted one over three door, carpeted flooring, UPVC window to rear aspect, radiator, traditional feature fireplace with tiled surround and hearth, airing cupboard to alcove housing the hot water cylinder and slatted shelving over, power points.

Bedroom 1

12' x 11'9 (3.66m x 3.58m)
Painted one over three door, carpeted flooring, UPVC window to front aspect enjoying a pleasant rural aspect across the lane and countryside beyond, radiator, traditional feature fireplace with decorative tile surround, ceiling down lights with dimmer controls, power points, internet connections.

Family bathroom

6'5 x 5'9 (1.96m x 1.75m)
Painted one over three door, chequered tile effect vinyl flooring, obscure UPVC window to front aspect, ceiling downlights, radiator, traditional style WC, bath suite with traditional style fittings, vanity unit with basin and cupboards below.

Rear garden

Extensive rear garden enjoying a southerly aspect, paved steps leading to a part shingled and decked seating area enclosed by raised planted sleeper borders, shingled area to side with power point and tap, painted door to outside utility room, timber frame store (16'3 x 8'8) complete with power supply and lighting, door to front, further garden shed over hardstanding, area of lawn enclosed by mature hedgerow, sleeper steps extending to outside office / studio (6m x 4m) complete with power, lighting and internet connections (completion June 2022).

Outside utility room

5'7 x5'3 (1.70m x1.60m)
Painted door, base unit with countertop over, plumbing for washing machine, tile splashbacks and power points, space for tumble dryer.

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.





GROUND FLOOR

1ST FLOOR



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 (82 plus) A (61-81) B (49-60) C (35-48) D (23-34) E (17-22) F (1-16) G		Very environmentally friendly - lower CO ₂ emissions (81-91) A (61-80) B (41-60) C (21-40) D (11-20) E (1-10) F (1-10) G	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	

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