

**RUSH
WITT &
WILSON**



**Little Forge, Main Street, Northiam, East Sussex, TN31 6LA.
Offers In Excess Of £650,000 Freehold**

A stunning three bedroom detached single storey property complete with self contained one bedroom annex privately located within the highly desirable Village of Northiam. Having been extensively renovated by the present owner the property enjoys incredibly spacious and versatile living accommodation considered appealing to those seeking dual occupancy requirements or potential income. The property offers a generous 23' main living room with cast iron wood burning stove and two sets of French doors to the garden, attractive painted shaker kitchen / breakfast room, outside utility room, three generous double bedrooms, stylish main family bathroom suite and further shower room. The annex comprises a main bedroom / reception room open to a kitchenette and shower room. The property offers each a private garden space to both the main residence and annex complete with seating areas, laid to lawn and privately enclosed via mature hedgerow and close board fencing enjoying a southerly aspect. The property also provides parking over a shingled drive, turning bay and detached single garage.



Front

Extensive shingled driveway leading to parking bay and detached single garage enclosed by a combination of conifer hedgerow and panelled fencing, covered entrance leading to hardwood stable front door with light, external glazed door to utility room and separate glazed door to Kitchen / breakfast room, close board gate and side passage leading to annex, further gate to one end leading to side area rear lawns.

Entrance Hall

Accessed via external glazed stable door, carpeted flooring with inset coir mat, traditional style radiator, ceiling light, double internal glazed doors to main reception room, large built in cupboard with slatted shelving.

Kitchen/Breakfast Room

12'1 x 11'7 (3.68m x 3.53m)

Internal Solid Oak ledged door with Suffolk latch, window to front aspect, external glazed door to side, space for breakfast table and chairs, ceiling down lights, radiator, kitchen hosting a selection of fitted base units with painted shaker style doors beneath Oak block worksurfaces, under mounted double Villeroy & Boch ceramic basin with swan neck tap, fitted Rangemaster 90 classic range style oven with five ring gas burner, selection of above counter level power points, selection of eye level display cabinets, metro splash back tiling, tower unit with space for fridge/ freezer, under space for dishwasher below counter level.

Living Room

23'1 x 18'7 (7.04m x 5.66m)

Carpeted flooring, two sets of timber glazed French doors to the rear garden, ceiling down lights, study area, two traditional style radiators, freestanding cast iron wood burning stove with decorative tile and Oak surround, selection of power points, TV point.

Shower Room

Internal Solid Oak ledged door with Suffolk latch, ceramic tile flooring, vanity unit with tile splash back and shaver point, access panel to loft, shower enclosure via screen door, ceramic wall tiling and Aqualisa Quartz shower, WC, chrome ladder heated towel rail, extractor fan.

Bathroom

9'3 x 5'8 (2.82m x 1.73m)

Internal Solid Oak ledged door with Suffolk latch, stone effect vinyl flooring, window to front aspect, inset bath suite with shaker style panel and traditional style bath furniture, metro wall tiling, freestanding vanity with basin, cupboards below via painted shaker style doors, traditional WC and radiator.

Bedroom 3

12'3 x 9'4 (3.73m x 2.84m)

Internal Solid Oak ledged door with Suffolk latch, carpeted flooring, fitted double wardrobe via shaker style doors complete with hanging rails and shelving over, window to side aspect, radiator, built in wardrobes, power points.

Bedroom 2

12'3 x 9'7 (3.73m x 2.92m)

Internal Solid Oak ledged door with Suffolk latch, fitted double wardrobe via shaker style doors complete with hanging rails and shelving over, window to front aspect, carpeted flooring, radiator, ceiling light, selection of power points.

Bedroom 1

15'7 x 10'7 (4.75m x 3.23m)

Internal Solid Oak ledged door with Suffolk latch, carpeted flooring, window to rear aspect, ceiling light, traditional style radiator, series of wall lights, selection of power points.

Utility Room

Accessed from front elevations via external glazed door, wall mounted Worcester gas boiler, external tap, plumbing for appliances, wall mounted consumer unit, ceiling light and power points.

Annex Bedroom/Reception

15'2 x 9'2 (4.62m x 2.79m)

External glazed door and window to rear, carpeted flooring, further window to front aspect with fitted plantation shutter blinds, open access to kitchenette and shower room selection of power points and pendant ceiling light, wall mounted electric panel radiator.

Annex Kitchenette

5'7 x 2'6 (1.70m x 0.76m)

Open access from bedroom / reception, tile effect vinyl

flooring, fitted base unit with decorative tile countertop and splash back, power point, ceiling light, internal door to shower room.

Annex Shower Room

7'7 x 5'5 (2.31m x 1.65m)

Internal door, tile effect vinyl flooring, window to rear aspect, electric chrome ladder heated towel radiator, freestanding vanity unit with shaker style cupboards below and pewter furniture, bevelled metro wall tiling, wall mounted mirror cabinet, traditional style WC, corner shower enclosure with metro wall tiling, extractor fan, wall mounted Triton shower

Annex Garden

Accessed from from driveway via close board gate and path, garden laid to lawn enclosed by close board fencing enjoying a pleasant southerly aspect, seating area, conifer hedgerow and planted borders, external glazed door to annex.

Garden

Privately enclosed side and rear gardens, laid to lawn enclosed by mature hedgerow, garden shed, partition close board fence to annex garden, paved seating area enjoying a southerly aspect.

Detached Single Garage

19' x 9' (5.79m x 2.74m)

Double timber doors to front.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

Conservation area applies.

Agents Note

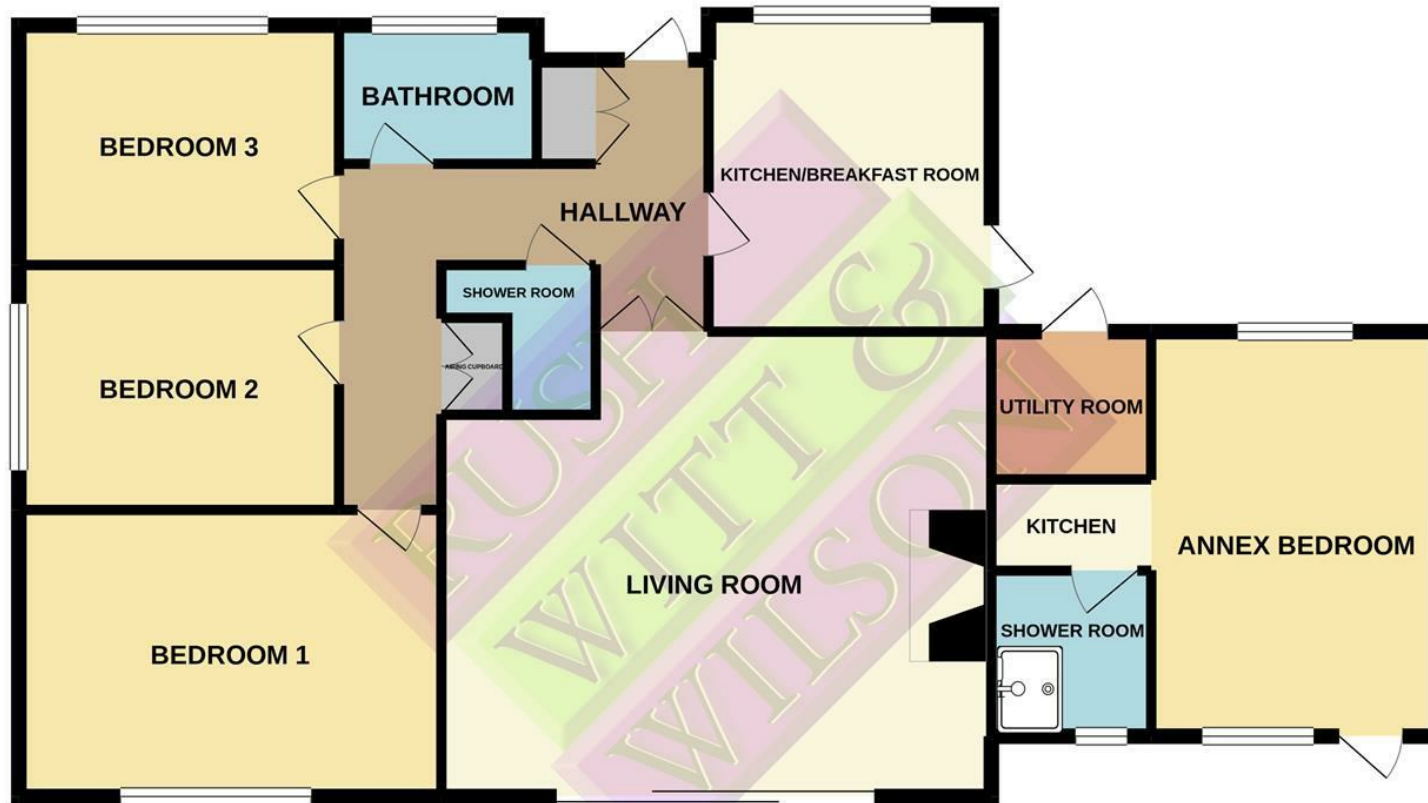
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - E





GROUND 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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP**

Tel: 01797 253555

northiam@rushwittwilson.co.uk

www.rushwittwilson.co.uk