

**RUSH
WITT &
WILSON**



**4 Oak Terrace, Main Street, Northiam, East Sussex, TN31 6LX.
£350,000 Guide Price**

An attractive three bedroom mid-terraced Cottage enjoying a prime central position of Northiam Village offering immediate access to the local amenities, excellent walking routes and short stroll from Great Dixter House & Gardens. Accommodation comprises a 26' through living / dining room hosting a variety of exposed Oak joinery, sash bay window to front and fireplaces to each end housing fitted cast iron wood burning stoves, to the rear steps down lead to a bright kitchen / breakfast room with slate flooring, solid Oak shaker units and French doors to the rear garden. An Oak staircase turns to a split level landing serving two spacious first floor bedrooms to front and rear split by a traditional style bathroom suite with a further staircase leading to a generous third attic bedroom enjoying a pleasant rural aspect to the rear. Outside enjoys a 70ft (approx.) rear garden with paved terrace and area of lawn plus gate leading to a single en-block garage. To the front provides on street parking. The village amenities include two convenience stores, well regarded Primary School, 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

Front garden enclosed by low-level fencing with planted shrub borders and decorative plum slate chippings, painted hardwood front door.

Living / Dining room

26' x 12'1 (7.92m x 3.68m)

Open plan room with Oak effect laminate flooring, sash bay window to front with fitted bay window seat within, chair rail and exposed Oak joinery, exposed brick fireplace with Oak surround housing a cast iron wood burning stove over a stone hearth, pendant lighting, further exposed brick fireplace to dining end housing a cast iron wood-burning stove over a quarry tile hearth, full height storage cupboard to alcove via painted timber doors, turned solid oak staircase to a split-level first floor landing, cupboard space below housing the consumer unit with access to cellar, open access with timber steps down to kitchen / breakfast room to rear, variety of power points, TV point.

Kitchen / Breakfast room

13'7 x 10'5 (4.14m x 3.18m)

Timber steps down from main living / dining room, slate tile flooring, exposed Oak joinery, Oak French doors with sidelight windows to the rear aspect, space for breakfast table to one end, ceiling down lights, space for freestanding fridge / freezer, kitchen hosts a selection of fitted Oak base and wall units with pewter furniture below Oak worksurfaces with engineered drainer grooves, under-mounted Butler sink with traditional taps, under counter space for washing machine and dishwasher severally, variety of above counter level power points.

Stairs and landing

Turned Oak staircase to a split level landing, pendant light over, further staircase to attic bedroom.

Bedroom 3

13'2 x 10'8 (4.01m x 3.25m)

Internal door, stripped Pine flooring, vaulted ceiling with Oak joinery, timber window to rear aspect with pleasant rural vista over the garden and open field backdrop, pendant light, power points.

Bathroom

8'3 x 6'7 (2.51m x 2.01m)

Internal ledged and braced door with latch, wood effect vinyl flooring, obscure glazed timber window to rear, exposed joinery and pendant light, open

shower cubicle with ceramic wall tiling, shower niche and traditional style shower mixer, adjacent storage cupboard via door with shelving, freestanding roll-top bath with traditional style fittings, ceramic wall tiling, pedestal wash basin and WC suite, painted timber wall panelling.

Bedroom 2

12'2 x 10'9 (3.71m x 3.28m)

Internal four panel door, carpeted flooring, sash window to front aspect, feature fireplace with pine surround and built in wardrobes to alcoves via louvre doors, light, power points.

Stairs to second floor

Turned carpeted staircase to second floor, timber handrail and internal window from bedroom.

Bedroom 1

16'1 x 12' (4.90m x 3.66m)

Internal door, carpeted flooring, exposed brickwork to chimney breast, eaves storage cupboard, dormer window to rear aspect with built in drawers within, power point and light.

Rear garden

Block-paved seating area from rear elevations with planted shrub beds, high level gates to each side aspect with right of way access from No.3 (to left) and right of way through to No.5 (to right), further raised decked area leading to lawn enclosed by panelled fencing, shed and high level gate to one end with access to single en-block garage.

Garage

Manual up and over door.

Services

Mains drainage.

Gas services available in roadside but property not currently connected.

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.





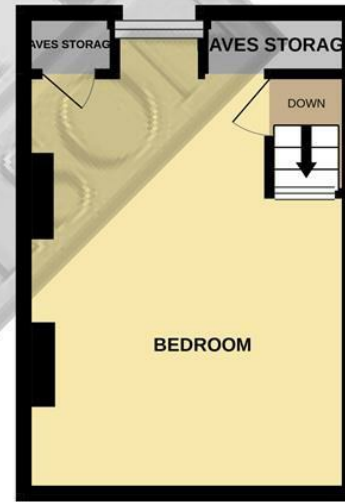
GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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 (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
	73		
	51		

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