

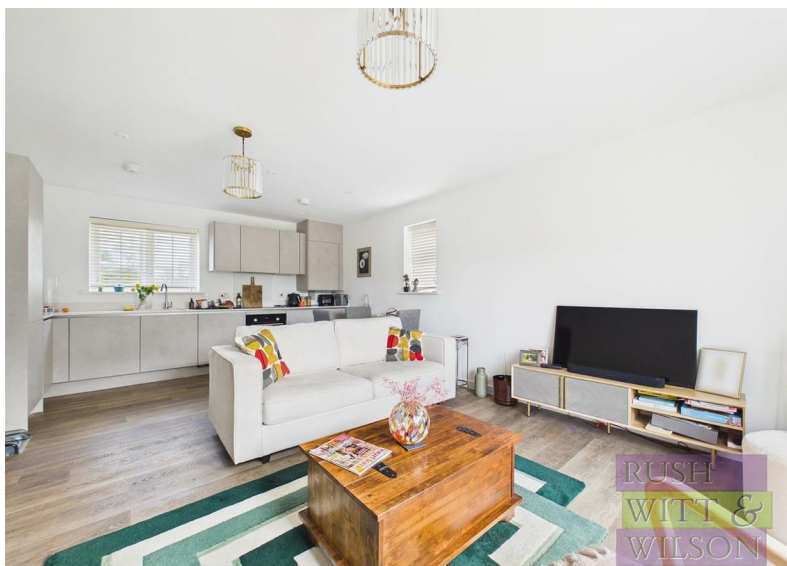
**RUSH
WITT &
WILSON**



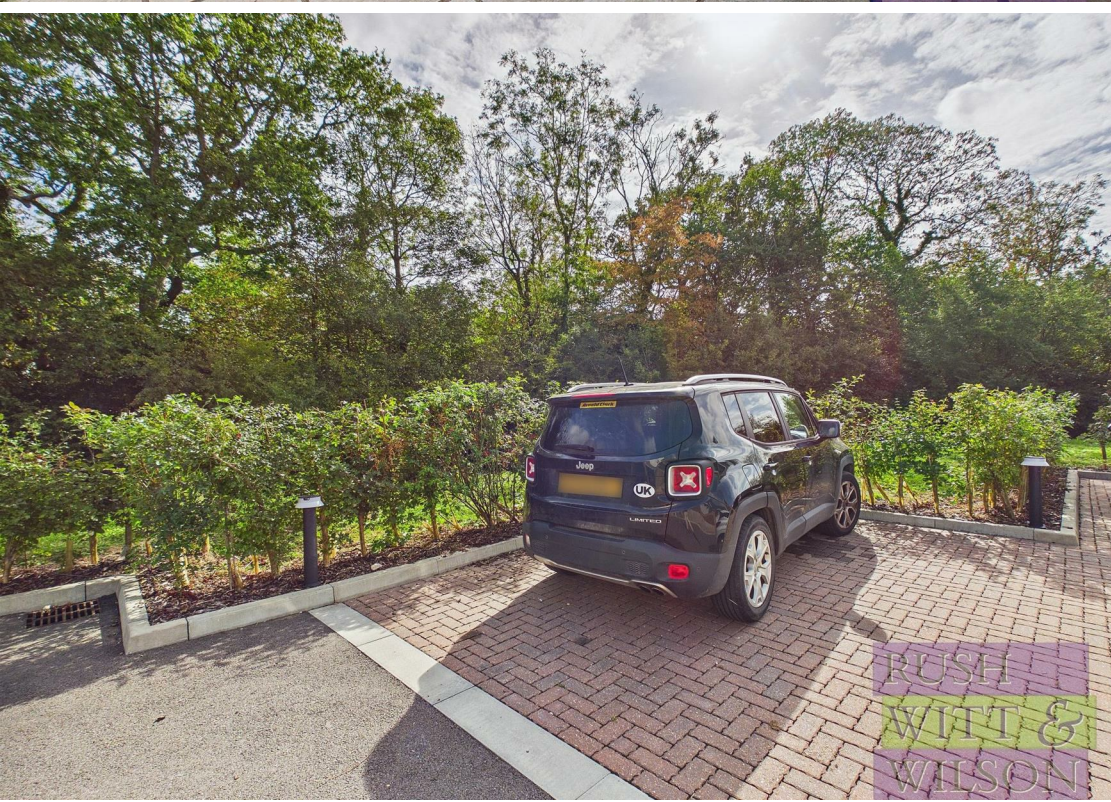
**RUSH
WITT &**

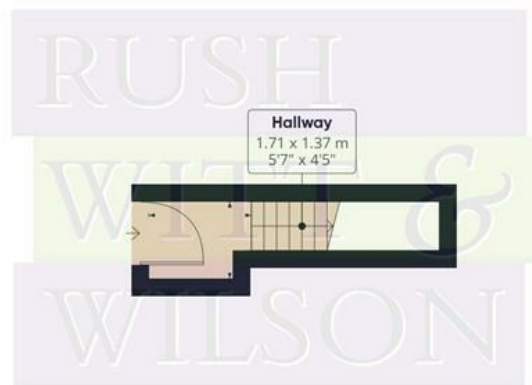
**9 Elizabeth Gardens, Northiam, East Sussex, TN31 6QZ.
Offers in Excess of £225,000 Freehold**

A unique opportunity has arisen to acquire a one bedroom detached Coach House style residence quietly situated within small private development of Northiam village, newly constructed by Greymoor homes in 2023. This delightful home combines a balance of low maintenance, cost efficient and modern day living comprising a private entrance hallway, spacious landing with large built in cupboards, generous master bedroom with built in wardrobes, stylish main bathroom suite and stunning open plan kitchen/dining/living room with front balcony enjoying a peaceful outlook onto adjacent woodland. Externally the property enjoys both allocated parking and gated access to a generous rear garden with paved seating area, garden shed and useful storage. The village itself enjoys an abundance of excellent walking routes, a choice of two convenience stores, award winning doctor's surgery, opticians, dentist surgery, popular bakery and hardware store. The nearby village of Newenden village also offers excellent riverbank walks, boating station with café and pub serving food. High street shopping facilities are available and both Tenterden and Rye just a short drive away.









Floor 0



Floor 1



Approximate total area⁽¹⁾

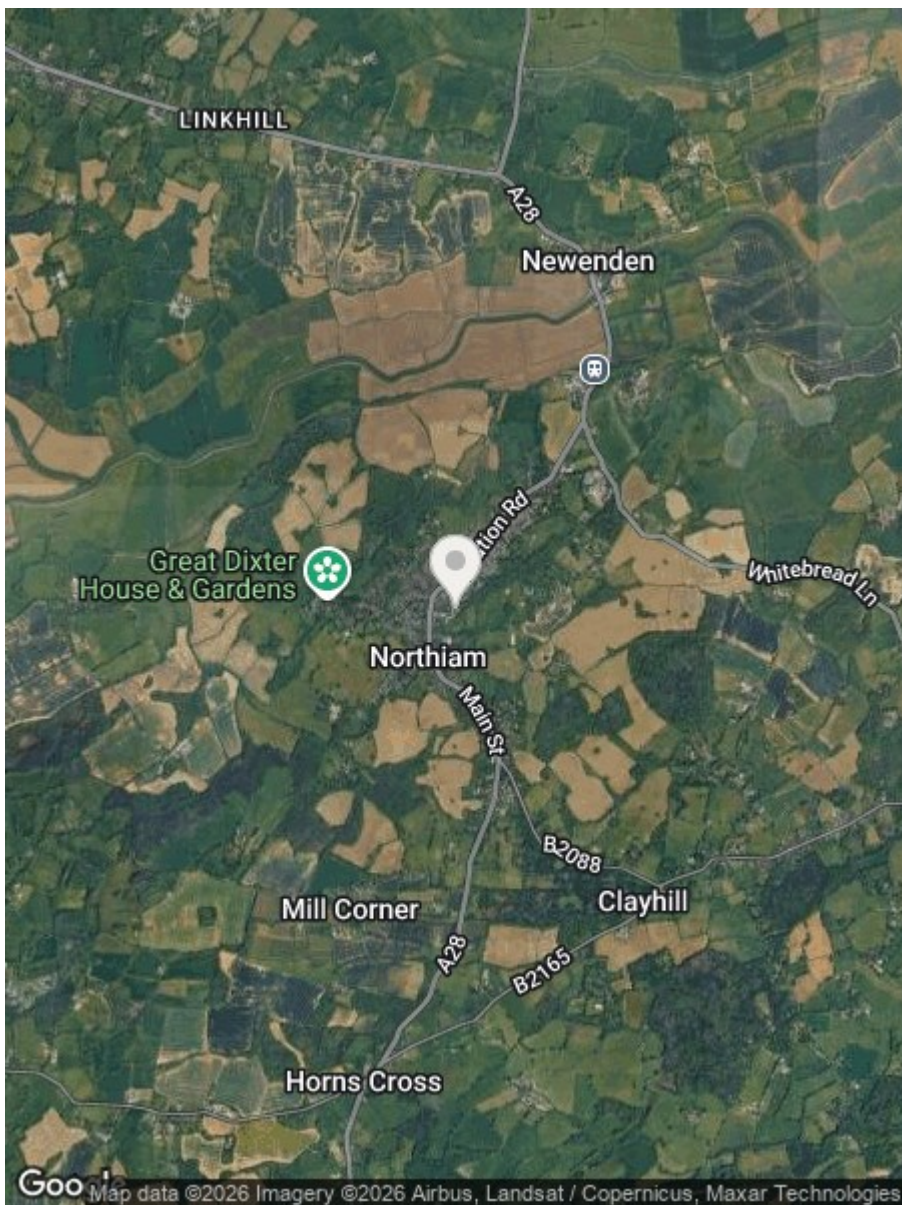
59.4 m²

640 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at [https://www.rushwittwilson.co.uk/privacy-policy](#)

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