

**RUSH  
WITT &  
WILSON**



**7 Seven Acre View, Northiam, East Sussex, TN31 6FB.  
£465,000 OIRO Freehold**



**An exceptionally well presented three bedroom detached family home located within a quiet residential development of Northiam Village fronting onto woodland and open countryside. Constructed in 2017 with remaining 3 year NHBC, this delightful home enjoys both spacious and well-lit accommodation throughout comprising an 18ft fitted kitchen / breakfast room with French doors to the rear and separate utility room, ground floor WC and living room with pleasant semi-rural aspect to the front. First floor accommodation enjoys a generous master bedroom with en-suite shower room, two further double bedrooms and well appointed family bathroom suite. Outside provides a privately enclosed rear garden with paved seating area, off road parking to the front and attached 19ft garage with power and lighting. The property provides immediate access to a network of excellent walking routes and striking to distance to the popular Village amenities including 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**

Block pave driveway to front elevations providing off road parking for two vehicles, driveway extends to an attached single garage, path to side with high level gate to ready garden, front garden is laid to lawn enclosed by picket fencing hosting a variety of lavender and planted rose borders, Birch tree, external lighting and covered entrance.

**Entrance hallway**

Composite front door with obscure viewing pane, grey wood effect LVT flooring, radiator, UPVC window to side aspect, turned carpeted staircase with painted timber balustrade to first floor accommodation, storage cupboard below via door housing the consumer unit, power point, internal door to WC, light and thermostat.

**Living room**

13' x 12'2 (3.96m x 3.71m)  
Internal door, carpeted flooring, UPVC window to front aspect with radiator below enjoying a pleasant vista to woodland with pond and open fields, ceiling light, variety of power points, TV point.

**WC**

Internal door, grey wood effect LVT flooring, push flush WC, corner pedestal basin with tile splashback, radiator, ceiling downlight and extractor fan.

**Kitchen / breakfast room**

18'2 x 9'3 (5.54m x 2.82m)  
Internal door from hall, grey wood effect LVT flooring, space for breakfast table and chairs with light over, radiator, external French doors to the rear aspect. Kitchen end hosts a variety of fitted base and wall units with contemporary white high gloss doors beneath wood effect laminated counter tops with matching upstands, selection of above counter level power points, inset one and half stainless bowl with drainer and tap, inset four ring gas hob with stainless steel splashback and matching extractor canopy and light over, integrated low level Electrolux oven, integrated tower 50/50 fridge / freezer, wall unit housing the Logic combination gas boiler, integrated Zanussi dishwasher, internal door to utility room, ceiling downlights.

**Utility room**

7'7 x 5'4 (2.31m x 1.63m)  
Internal door from kitchen, grey wood effect LVT flooring, fitted base units with high gloss doors and wood effect laminated counter top, singles stainless bowl with drainer and tap, integrated washing machine, space for freestanding tumble dryer, light and extractor fan, power points.

**Stairs and landing**

Carpeted staircase with painted balustrade, carpeted landing, UPVC window to side aspect, access panel to loft, power point, built in cupboard with slatted shelving, light.

**Bedroom 1**

13' x 10'7 (3.96m x 3.23m)  
Internal door, carpeted flooring, UPVC window to front aspect with radiator below enjoying an elevated semi-rural vista over woodland and adjacent countryside, power points, TV point, heating thermostat, internal door to en-suite shower room, light.

**En-suite shower room**

5'9 x 5'9 (1.75m x 1.75m)  
Internal door, grey wood effect LVT flooring, obscure UPVC window to front aspect, heated towel radiator, pedestal basin with tile splashback, push flush WC, corner shower enclosure with screen door and Mira shower mixer, light and extractor.

**Bedroom 2**

9'5 x 9'5 (2.87m x 2.87m)  
Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, power points, light, TV point.

**Family bathroom**

6'9 x 5'6 (2.06m x 1.68m)  
Internal door, grey wood effect LVT flooring, obscure UPVC window to side aspect, heated towel radiator, pedestal basin with tile splashback, push flush WC, panelled shower bath suite with shower screen and Mira shower mixer

**Bedroom 3**

9'5 x 8'3 (2.87m x 2.51m)  
Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, power points, light.

**Rear garden**

Privately enclosed rear garden with paved terrace from the rear elevations, area of lawn fully enclosed by high level close board fencing incorporating gate to side, planted shrub borders, paved path to side providing storage, external tap and lighting.

**Garage**

19'6 x 9'8 (5.94m x 2.95m)  
Electrically operated roller door to front, part-glazed external door to rear garden, power points and lighting, boarded eaves space.

**Services**

Mains gas central heating system.  
Mains drainage.  
Local Authority - Rother District Council. Band E.  
Annual service charges apply - £344.62 per annum approx

**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.







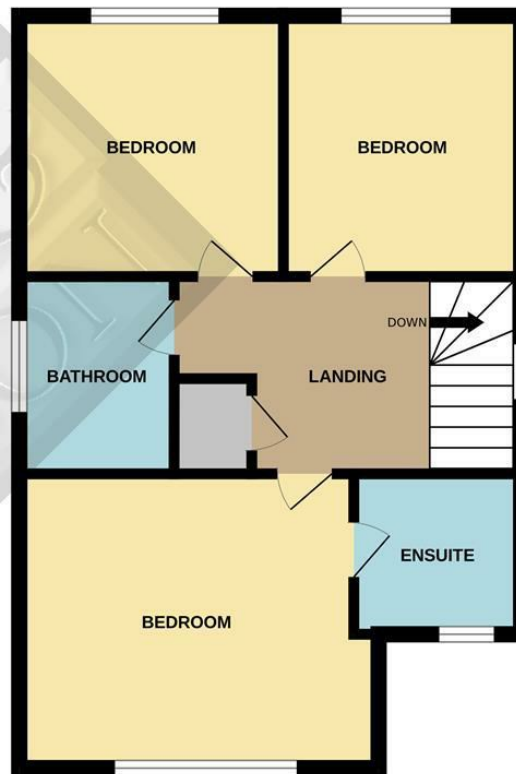




GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.

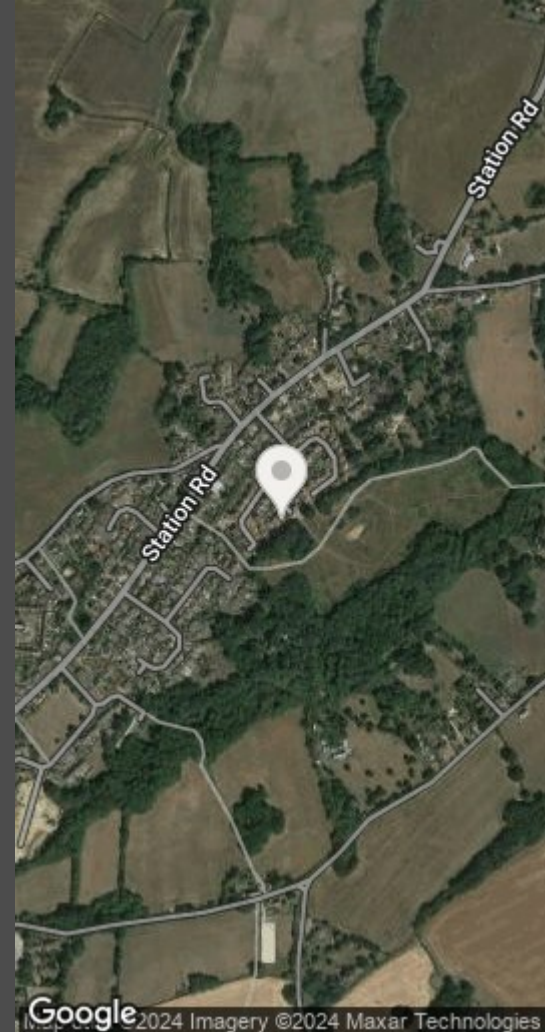


1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
83	94		

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EU Directive  
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