

**RUSH
WITT &
WILSON**



**10 Six Bells Mews, Northiam, East Sussex, TN31 6NP.
£270,000 Freehold**

An attractive two bedroom mid-terrace house enjoying a quiet private mews location within the heart of Northiam Village and the local amenities available. Accommodation comprises a spacious entrance hall, kitchen with aspect to the front, living / dining room with adjoining conservatory, two generous first floor bedrooms including a 15' master bedroom and main bathroom suite. Outside enjoys a private and low maintenance rear garden with a decked terrace seating area, tiered planted borders, shed and rear gated access. Off road parking available for two vehicles to the front. Northiam Village enjoys a choice of convenience stores, popular Bakery, Hardware store, award winning Doctor's surgery, Dentist surgery, Opticians and well regarded Primary School. Offered CHAIN FREE.



Front

Block paved parking bay to front elevations for two vehicles, concrete path from drive leading to covered entrance, decorative Plum slate border, with a variety of planted flowering shrubs, external light, painted obscure glazed front door.

Entrance hall

Painted obscure glazed front door, window to front, carpeted flooring, radiator, consumer unit, carpeted staircase to first floor landing, recess under staircase for desk, power point.

Stairs and landing

Carpeted staircase and landing with painted balustrade and timber handrail, access panel to loft, ceiling light and power point, airing cupboard with hot water tank and slatted shelving.

Kitchen

9'8 x 8'4 (2.95m x 2.54m)

Internal door, tile effect vinyl flooring, window to front aspect, ceiling light, radiator, space for freestanding fridge / freezer, wall mounted Alpha gas boiler, kitchen hosting a selection of fitted base and wall units with shaker style doors beneath Beech effect laminated roll top work surfaces, under mounted Cooke & Lewis oven with four ring hob, extractor canopy with light over, tile splashbacks with a selection of above counter level power points, inset one and half composite bowl with drainer and tap, below counter level space for washing machine, dimmer wall light controls.

Living / dining room

14'9 x 14'8 (l-shaped room) (4.50m x 4.47m (l-shaped room))

Internal door from hall, carpeted flooring, window and French doors to rear conservatory, two double radiators, space for dining table, pendant ceiling lights, selection of power points, TV point.

Conservatory

12' x 9'6 (3.66m x 2.90m)

Internal French doors and window from living / dining room, carpeted flooring, two radiators, pitched Polycarbonate roof with timber windows and bi-folding doors to the rear garden, power points.

Bedroom 1

15' x 10' (4.57m x 3.05m)

Internal door, carpeted flooring, two windows to rear aspect, radiator, ceiling lights, selection of power points.

Bedroom 2

12'8 x 7'3 (3.86m x 2.21m)

Internal door, carpeted flooring, two windows to front aspect with radiator, built in storage cupboard with hanging rail and shelving above, ceiling light and power points.

Bathroom

7'2 x 6'8 (2.18m x 2.03m)

Internal door, carpet tile flooring, chrome ladder heated towel rail, ceiling light and extractor fan, push flush WC and pedestal wash basin with tile splash back, wall mounted mirror, white bath suite with shower screen and wall mounted rinser attachment.

Rear garden

Private South facing rear garden enclosed by close board fencing, decked terrace lead from the conservatory with space for table and chairs, central paved pathway lead through a tiered and well stocked garden with a variety of planted shrubs, aggregate area to far end with shed and low level gate for rear access.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

Surface water drainage sump below decking space to rear leading to main drain.

NOTE - Restrictive covenant in place - no commercial vehicles are permitted to be parked on the driveways of the property

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.





