

**RUSH  
WITT &  
WILSON**



**1 Rosellea, Dixter Road, Northiam, East Sussex, TN31 6PE.  
£425,000 Guide Price**

**A unique and rare opportunity has arisen to acquire a delightful two bedroom attached bungalow occupying a highly desirable lane position within Northiam Village. Principle accommodation comprises a 19ft double aspect living / dining room, well appointed kitchen / breakfast room, two bright double bedrooms and main wet room. Outside offers a low maintenance garden to the front and side aspects hosting a variety of well stocked planted borders and paved seating terrace to enjoy the peaceful Village setting. To the front offers off road parking and spacious detached garage with power and lighting. The property enjoys a private yet extremely convenient position to the local 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. CHAIN FREE.**



**Front**

Tarmac driveway for two vehicles leading to a detached garage, external light, picket gate with path and steps through front garden to entrance, further path to side with timber handrail leading to rear of garage enclosed by specimen trees and laurel hedgerow, slate chippings and a variety of planted rose borders and topiary Buxus hedging, external side door to garage.

**Detached garage**

17'9 x 11'1 (5.41m x 3.38m)

Manual up and over door to front, external door to side, ceiling strip light, double power points.

**Entrance hallway**

Full height obscured glazed front door, Oak flooring with inset coir mat, radiator, series of LED ceiling down lights, power points, phone point, access panel to loft, wall thermostat.

**Living / dining room**

19'6 x 14'9 (5.94m x 4.50m)

Internal door, carpeted flooring, two UPVC windows to front aspect, further window to side with radiator below, space for dining table, further radiator, twin pendant lights, power points, TV and phone points.

**Kitchen / breakfast room**

14'8 x 7'9 (4.47m x 2.36m)

Tile effect vinyl flooring, UPVC windows to front and side aspects, radiator, LED ceiling down lights, space freestanding tumble dryer and fridge / freezer, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated countertops with inset single stainless bowl with drainer and tap, selection of above counter level power points, extractor, inset four ring gas hob with extractor canopy and light over, eye level Electrolux oven and grill, under counter space for washing machine.

**Bedroom 2**

11'6 x 8'3 (3.51m x 2.51m)

Internal door, carpeted flooring, two UPVC windows to side aspect, radiator, light, power point.

**Wet room**

8'4 x 5'4 (2.54m x 1.63m)

Internal door, stone effect vinyl flooring, ceiling down lights, floor to ceiling tiling, extractor fan, push flush WC and pedestal wash basin, walk-in shower enclosure with low-level doors and shower curtain with rail, shower mixer, niche and shower seat.

**Bedroom 1**

14'6 x 9'3 (4.42m x 2.82m)

Internal door, carpeted flooring, UPVC window to side with radiator below, pendant light, power points, phone point, TV point, built in wardrobe with hanging rail via double doors.

**Garden**

Paved terrace to front elevations with a variety of planted flowering shrubs, timber handrail and steps leading to a covered entrance, storage area for bins, external lighting and tap, paved path leading to side elevations with further area of lawn and a variety of planted borders enclosed by low level picket fencing and timber edged borders enjoying a quiet and pleasant elevated position across Dixter Road.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council - Band D.

**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  
968 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 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
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-30) F</small> <small>(1-10) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-30) E</small> <small>(1-10) F</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	



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