

**RUSH  
WITT &  
WILSON**



**11 Coplands Rise, Northiam, East Sussex, TN31 6PU.  
£295,000 OIRO Freehold**

**A well presented three bedroom terraced house enjoying a peaceful yet convenient position of Northiam Village. Fronting onto a quiet country lane with access to array of the popular Village amenities on offer this much loved family home offers well balanced accommodation comprising a bright 22' living / dining room with French doors to the rear garden, contemporary Kitchen with access to covered side passage / utility and cloakroom. To the first floor are three spacious double bedrooms and main family bathroom suite. The property benefits from being fully double glazed, solid Oak internal doors throughout and a full gas central heating system with newly installed boiler. Externally the property offers a private rear garden with full width patio, area of lawn leading to a further kitchen garden with raised beds. To the front enjoys a pleasant garden with off road parking available via a gated entrance. Northiam Village provides a choice of convenience stores, dentist's, doctors and opticians, popular bakery, hardware store and well regarded Primary School. The property is within close proximity to the well renowned Great Dixter House and Gardens and has an excellent choice of walking routes available to it's door step.**



**Front**

Accessed from lane via low level timber gates providing off road parking to front, pedestrian side gate with access to garden, decorative aggregate borders, area of lawn enclosed by mature hedgerow, planted perennial and rose beds, ornamental trees, path to covered entrance and further enclosed side passage to utility room via UPVC glazed door, external tap and light.

**Entrance hall**

13' x 5'6 (3.96m x 1.68m)

UPVC obscure glazed front door, ceramic tile flooring, ceiling light, UPVC window to front aspect, radiator, power point, carpeted staircase with painted balustrade.

**Living / dining room**

22'4 x 10'5 (6.81m x 3.18m)

Internal four panel Oak door, carpeted flooring, UPVC French doors to rear, further two UPVC windows to rear each with radiators below, space for dining table, selection of power points, pendant light, feature fireplace to living room end housing an electric coal effect fire, TV point.

**Kitchen**

12'3 x 5'6 (3.73m x 1.68m)

Internal four panel Oak door, ceramic tile flooring, UPVC window to front aspect, UPVC external glazed door to side utility and cloak with access to front, radiator, ceiling light, kitchen hosts a selection of fitted base and wall units with contemporary high gloss doors with brushed stainless steel furniture, below counter level Indesit oven and grill, four ring induction hob, acrylic splashback, stainless steel extractor canopy with light over, single stainless bowl with drainer and tap, under counter space for slimline dishwasher, washing machine and fridge, cupboard housing the consumer unit.

**Side passage / utility / cloakroom**

Obscure glazed external door from kitchen, step down to area of hardstanding, further obscure glazed door to front elevations, internal door to cloakroom, larder with built in shelving and light, store with power and light, external glazed door to rear garden.

**Stairs and landing**

Carpeted staircase to first floor landing, radiator, UPVC window to front with pleasant rural aspect across the lane to fields beyond, airing cupboard with slatted shelving housing the newly installed gas boiler via Oak door, further cupboard complete with hanging rail and shelf via Oak door.

**Bedroom 1**

13'4 x 8'6 (4.06m x 2.59m)

Internal four panel Oak door, carpeted flooring, UPVC window to rear aspect, radiator, ceiling light, power points, built in cupboard complete with hanging rail and shelf over.

**Bedroom 2**

11'3 x 10'5 narrowing to 9' (3.43m x 3.18m narrowing to 2.74m)

Internal four panel Oak door, carpeted flooring, UPVC window to rear aspect, radiator, ceiling light, power points.

**Bedroom 3**

10'6 x 8'3 (3.20m x 2.51m)

Internal four panel Oak door, carpeted flooring, UPVC window to rear aspect, radiator, ceiling light, power points.

**Family bathroom**

8'2 x 5'6 (2.49m x 1.68m)

Internal Oak door, ceramic tile flooring, panelled bath suite with wall mounted power shower over, bi-folding shower screen, pedestal wash basin and push flush WC, obscure glazed window to front aspect, ceramic wall tiling, down lights, heated towel radiator.

**Rear garden**

Full width paved terrace from rear elevations with steps leading to an area of lawn gently sloping to one end enclosed by a combination of close board fencing and mature hedgerow, external PIR lighting, external door to side passage with access to store, utility, cloakroom and front elevations, further area of garden with raised beds to one end enclosed by hedgerow.

**Services**

Mains gas central heating system (newly installed boiler April 2021)

Mains drainage system.

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.





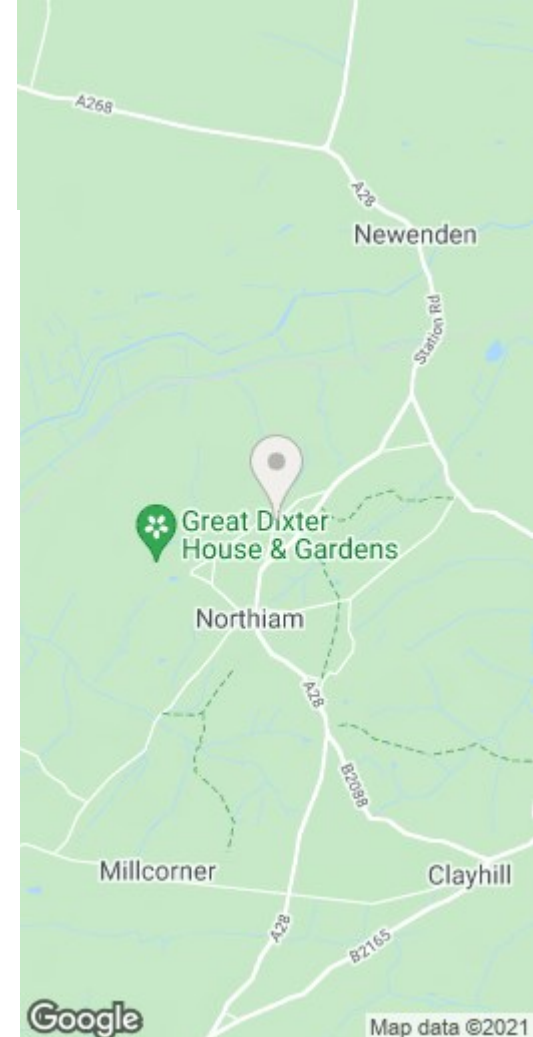
GROUND FLOOR



1ST FLOOR



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 A	91	Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus A	92
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	57	(55-68) D	53
(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 <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk