

The Briars, Beales Lane, Northiam, East Sussex, TN31 6LN.
£650,000 Freehold

An attractive and incredibly spacious four bedroom attached family residence occupying an idyllic and highly sought after lane position of Northiam Village, set within mature gardens to 0.21 acre (TBV) and within strolling distance of the local amenities. The property enjoys a bright and airy living space arranged over two floors comprising a well-lit entrance hallway, beautiful living room with feature bay window and fitted wood burning stove open to a dining room or snug with French doors leading to the rear garden, separate dining room, generous kitchen/breakfast room with large larder, utility, wc and useful through side porch with front and rear access. To the first floor enjoys a spacious master bedroom with original feature fireplace and pleasant aspect to the rear, two further spacious double bedrooms and well appointed family bathroom suite. To the second floor enjoys an impressive fourth bedroom or optional games room with built in storage. Outside enjoys a beautifully mature and well stocked rear garden predominantly laid to lawn enclosed by established boundaries hosting a variety of private seating areas to enjoy this delightfully peaceful setting. To one end provides a garden shed a further kitchen garden. To the front the property is accessed via a private gated entrance providing ample off road parking and attached single garage. The immediate area provides an abundance of excellent walking routes, access to Great Dixter House and Gardens, a choice of convenience stores, award winning doctor's surgery, opticians, dentist surgery, popular bakery and hardware store. Further high street shopping is available and Tenterden and Rye just a short drive away.








RUSH
WITT &
WILSON

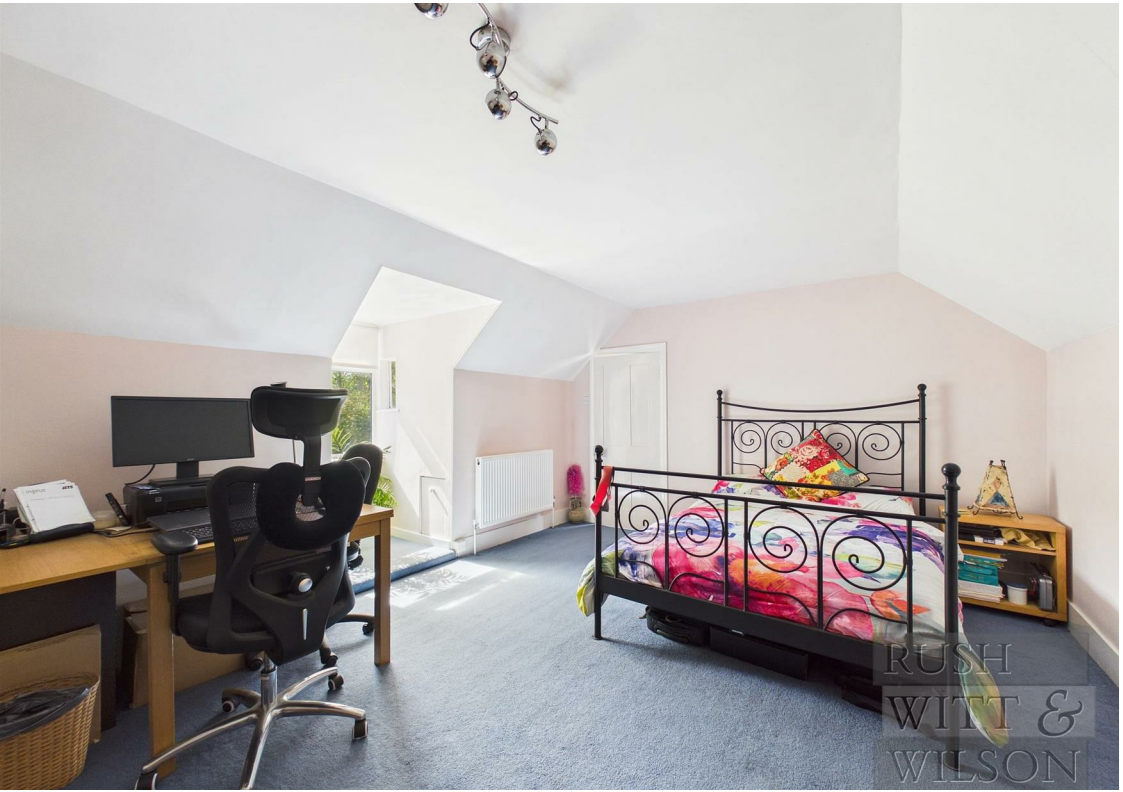

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

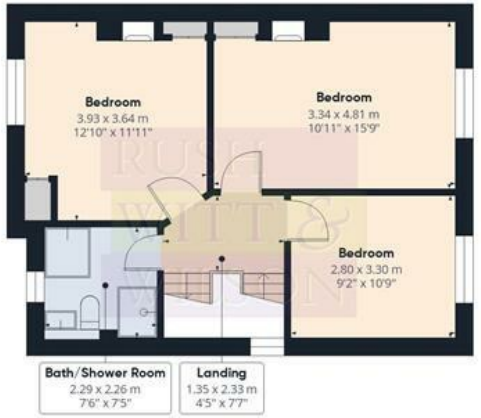

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

RUSH WITT & WILSON

Approximate total area(1)

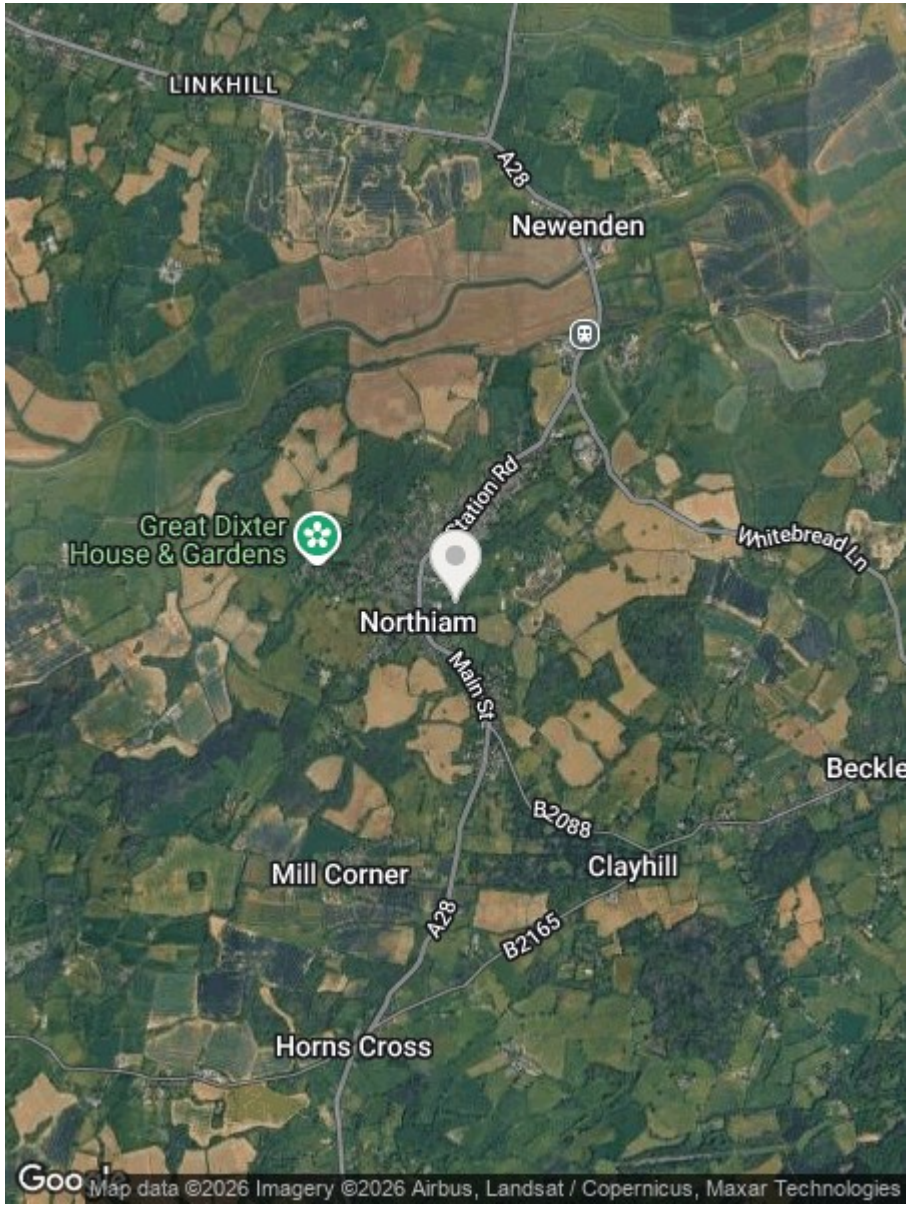
162.9 m²

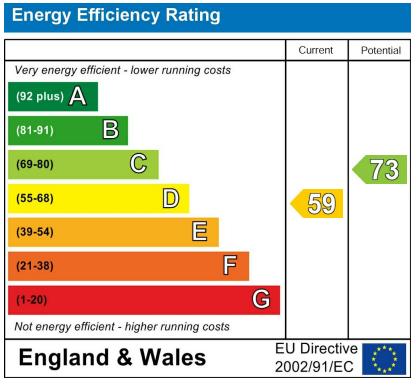
1753 ft²

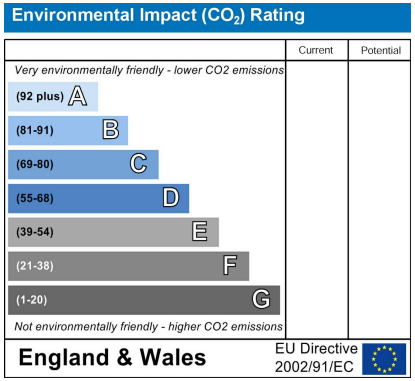
(1) Excluding balconies and terraces

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

GIRAFFE360







Council Tax Band - D

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://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

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