Sunny Side, Station Road, Northiam, East Sussex, TN31 6QL.
£550,000 OIEO Freehold

A unique and rare opportunity has arisen to acquire a brand new three bedroom detached bungalow offering a deceptively spacious and contemporary living space located within the popular Village of Northiam. Forming part of two newly constructed dwellings this impressive home has been executed to an exemplary standard offering any new homeowner a stylish, cost efficient and low maintenance living space under a 10 year build warranty. Principal accommodation comprises a spacious hallway serving three generous bedrooms, two complimented with fitted double wardrobes and luxurious en-suite shower rooms, main family bathroom suite and an impressive 27ft triple aspect fitted kitchen / dining / living room to the rear sliding doors to the terrace and garden. The property benefits from an air source heat pump heating system with zoned underfloor heating throughout the entire premises. Outside offers a private and level rear garden enjoying a porcelain paved seating area providing the ideal alfresco dining or entertaining area leading onto an enclosed area of lawn. To the front offers ample off road parking over a private driveway. The property is located within walking 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 enclosed by part high level close board fencing and chestnut post and rail to front, block pave ramp leading to entrance with external light and composite front door, high level gate to side elevations with path to rear.

Hallway
Grey wood effect LVT flooring with underfloor heating, thermostat, access panel to loft over, recessed ceiling downlights, cupboard to one end via oak doors with sensor lighting housing the mega flow and consumer unit.

Bedroom 1
18'5 x 10'9 (5.61m x 3.28m)
Internal oak veneer door, carpeted flooring with underfloor heating, window to front aspect, pendant lighting, variety of power points with USB and c-port charge points, TV point, built in double wardrobe via oak veneer doors complete with hanging rail and shelving over, further internal oak veneer door to en-suite shower room.

En-suite shower room
10'8 x 4'6 (3.25m x 1.37m)
Internal oak veneer door, stone effect ceramic tile flooring with underfloor heating and thermostat, obscure window to side aspect with oak sill, ceramic wall tiling, wall hung vanity unit with twin pull out drawers below, adjacent concealed push flush WC, chrome heated towel radiator, shaver point, double shower enclosure via screen sliding door complete with concealed mixer, large rainfall head and rinser.

Bedroom 2
13' x 11'5 (3.96m x 3.48m)
Internal oak veneer door, carpeted flooring with underfloor heating, window to front aspect, pendant lighting, variety of power points with USB and c-port charge points, TV point, built in double wardrobe via oak veneer doors complete with hanging rail and shelving over, further internal oak veneer door to en-suite shower room.

En-suite shower room
11'3 x 4'6 (3.43m x 1.37m)
Internal oak veneer door, stone effect ceramic tile flooring with underfloor heating and thermostat, obscure window to side aspect with oak sill, ceramic wall tiling, wall hung vanity unit with twin pull out drawers below, adjacent concealed push flush WC, chrome heated towel radiator, shaver point, double shower enclosure via screen sliding door complete with concealed mixer, large rainfall head and rinser.

Bedroom 3
11'4 x 10'3 (3.45m x 3.12m)
Internal oak veneer door, carpeted flooring with under floor heating and thermostat, window to side aspect, variety of power points with USB and c-port charge points, pendant lighting.

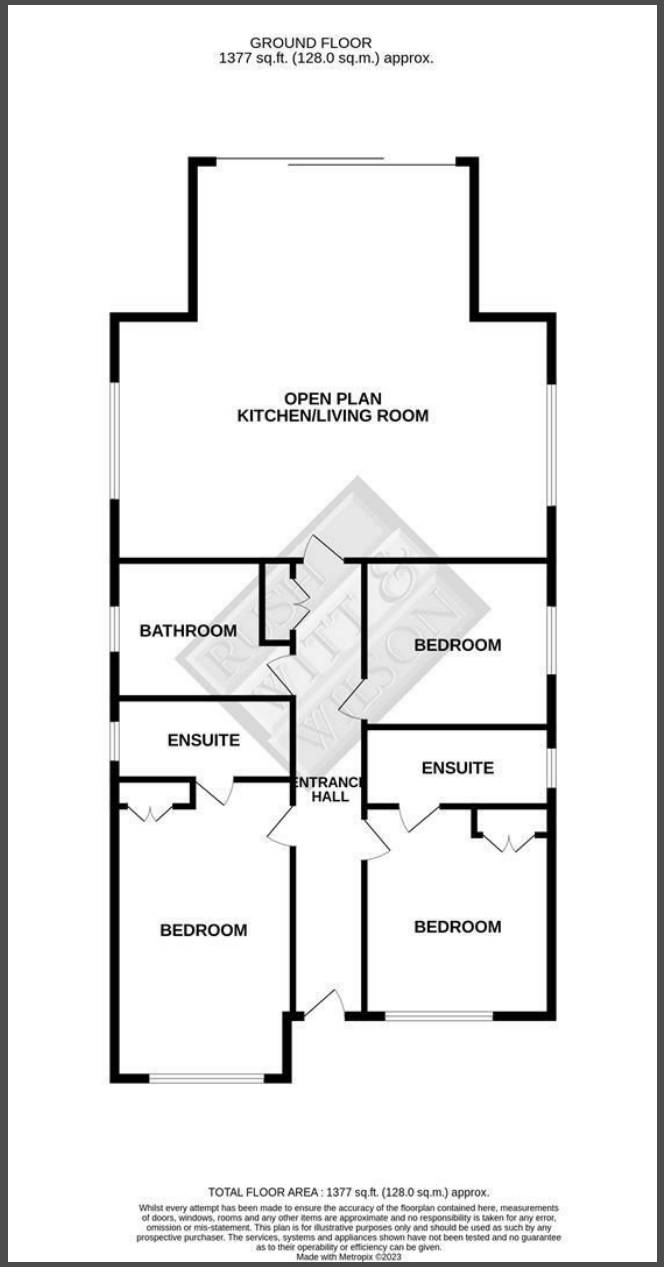
Family bathroom
10'9 x 8'4 (3.28m x 2.54m)
Internal oak veneer door, ceramic tile flooring with under floor heating, obscure window to side aspect, ceiling downlights and extractor fan, ceramic wall tiling, chrome heated towel radiator, wall hung vanity unit with twin pull out drawers below and adjacent push flush WC, shaver point, panelled bath suite with waterfall tap and rinser.

Kitchen / dining / living room
27' narrowing to 17'4 x 24'6 (8.23m narrowing to 5.28m x 7.47m)
Internal oak glazed door from hall, triple aspect and open plan living space with grey wood effect LVT flooring with underfloor heating, windows to each side aspect and large sliding doors to the rear terrace and gardens, ceiling downlights, variety of power points with USB and c-port charge points, TV points. Kitchen area comprises a range of fitted base and wall units with contemporary matt grey doors beneath quartz counter tops complete with matching upstands, window sill and engineered drainer grooves. Under mounted composite basin with rinser tap, variety of above counter level power points, integrated half height NEFF double oven with grill, 70/30 fridge freezer, integrated pull out bin, dishwasher and washing machine, fitted wine rack. Matching island unit incorporating breakfast bar with a variety of cupboards, pull out drawers and space for stools below, inset four ring NEFF induction hob and fitted extractor canopy with light over.

Rear garden
Private rear garden enjoying a south-easterly orientation let from large porcelain paved terrace providing the ideal alfresco dining or entertaining area, paved path to side elevations with high level gate to front, level area of lawn fully enclosed by high level close board fencing.

Services
Air source heat pump with zoned under floor heating throughout.
Mains drainage.
Council tax band - TBC.

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.



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