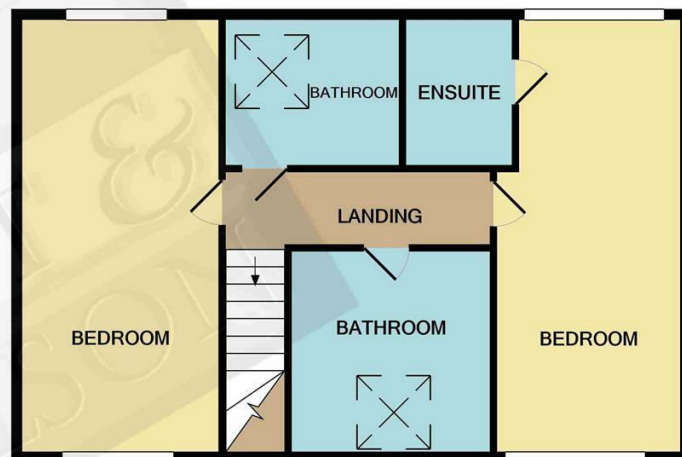


The Old Appleyard Station Road, Northiam, East Sussex TN31 6QL £550,000

COMPLETION JUNE 2021 - A beautifully designed three bedroom detached country home offering a private and semi-rural position within the favoured Village of Northiam. One of two individually designed dwellings to be built this delightful home offers bright and open plan living accommodation comprising a double aspect main living room, a bright, open plan fitted kitchen / dining room with French doors to the rear garden, ground floor study, utility room and cloakroom, three principle first floor double bedrooms including a generous master with en-suite shower room in addition to the main family bathroom. Outside offers a private and low maintenance rear garden with off road parking to the front. Buyer finish available - 10 year NHBC.



GROUND FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 592 SQ.FT.
(55.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1265 SQ.FT. (117.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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