

**RUSH  
WITT &  
WILSON**



**1 Monks Way, Northiam, East Sussex, TN31 6QQ.  
£550,000 OIEO Freehold**

**An exceptionally well presented and fully refurbished four bedroom detached family home located within the popular Village of Northiam. Accommodation to the ground floor comprises a generous 17ft living room with open fireplace, separate dining room with French doors to the rear garden, stunning Howden fitted kitchen, breakfast / utility room and WC. To the first floor enjoys a spacious master bedroom complimented by an en-suite shower room, two further well-lit double bedrooms, further single or optional study and stylish main family bathroom suite. Outside provides a private rear garden laid to lawn with large paved seating terrace and further side garden with gated access to a spacious driveway and integral 20ft garage. The property is located within walking 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**

Private resin bound driveway to front providing ample off road parking leading to an integral single garage, front garden is laid to lawn enclosed by established hedgerow, high level fence with gate providing access to side and rear, planted rose and shrub borders, covered entrance with external light and part-glazed composite front door.

**Entrance hallway**

Part-glazed composite front door with sidelight window to front, ceiling light and alarm panel, oak laminate flooring, radiator, turned carpeted staircase leading to first floor accommodation with storage area below stairs housing the consumer unit, internal door to WC, kitchen and living room.

**WC**

Internal door, oak laminate flooring, push flush WC, wall mounted basin, ceiling light.

**Kitchen**

18' x 8'7 (5.49m x 2.62m)

Internal door, oak laminate flooring, internal door to dining room, UPVC window to rear aspect, internal glazed door to breakfast room, ceiling light, internal door to garage, radiator. Kitchen hosts a variety of fitted base and wall units with shaker style doors beneath stone effect laminated counter tops with matching upstands and splashback, inset one and half ceramic basin with drainer and tap, integrated eye level LAMONA oven and grill, inset four ring electric hob with extractor canopy and light over, pan drawers, integrated LAMONA dishwasher, wall unit housing an Ideal gas boiler, space for freestanding fridge / freezer with adjacent tower units, variety of above counter level power points.

**Breakfast room**

12'5 x 8'4 (3.78m x 2.54m)

Internal glazed door from kitchen, wood effect laminate flooring, UPVC window to side aspect, external glazed door to rear, space for table and chairs, ceiling light, base unit with oak block counter

top over providing spaces for washing machine and tumble dryer, radiator, power points, tower storage unit.

**Dining room**

13'3 x 10'7 (4.04m x 3.23m)

Internal door from kitchen, oak laminate flooring, UPVC French doors to rear terrace, space for dining table and chairs, pendant light, radiator, open access to living room, power points.

**Living room**

17'6 x 13' (5.33m x 3.96m)

Internal glazed door from hall, carpeted flooring, open access to dining room, UPVC bay window to front aspect with radiator below, light, painted brick open fireplace with tiled hearth and timber edging, power points, TV point.

**Stairs and landing**

Turned carpeted staircase and landing, UPVC window to side, pendant light, radiator, power point, access panel to loft, storage cupboard via painted door.

**Bedroom 4**

9'8 x 7'5 (2.95m x 2.26m)

Internal door, carpeted flooring, UPVC window to front with radiator below, light and power point, storage cupboard via painted door.

**Family bathroom**

7'4 x 5'5 (2.24m x 1.65m)

Internal door, wood effect ceramic tile flooring, obscure UPVC window to side aspect, ceramic wall tiling, mirrored wall cabinet, push flush WC, wall mounted basin, heated towel rail, p-shape shower bath suite with shower screen and mixer with large rainfall head and rinser, light and extractor.

**Bedroom 3**

10'1 x 8'7 (3.07m x 2.62m)

Internal door, carpeted flooring, UPVC window to rear with radiator below, light, power points.

**Bedroom 2**

13' x 8'8 (3.96m x 2.64m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, power point and light.

**Bedroom 1**

13'4 x 10'9 (4.06m x 3.28m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, light, internal door to en-suite shower room, power points.

**En-suite shower room**

8'7 x 4'3 (2.62m x 1.30m )

Internal door, wood effect ceramic tile flooring, obscure UPVC window to side aspect, heated towel rail, push flush WC, ceramic wall tiling, pedestal wash basin, large shower enclosure via screen door with contemporary mixer, large rainfall head and rinser, light and extractor fan.

**Garden**

Privately enclosed rear garden led by a full width paved terrace, sleeper edged lawn enclosed by high level fencing, variety of flowering shrub and lavender beds, path to side leading to a part paved and aggregate seating area with fence and gate to front.

**Garage**

20'2 x 9' (6.15m x 2.74m)

Manual up and over door to front, internal fire door to kitchen, UPVC window to side, power points and lighting, plumbing feeds.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

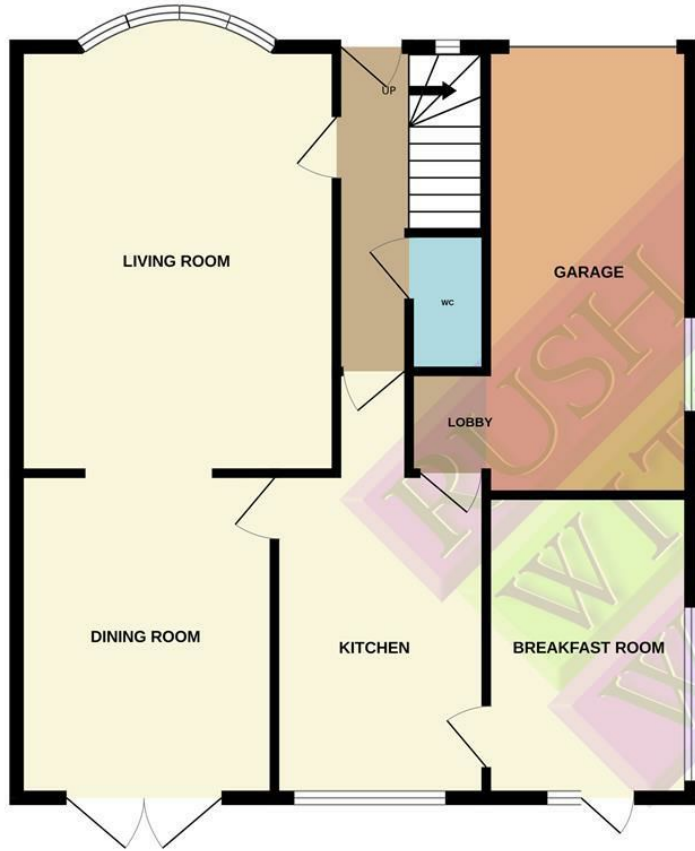
**Agents note**

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  
893 sq.ft. (83.0 sq.m.) approx.



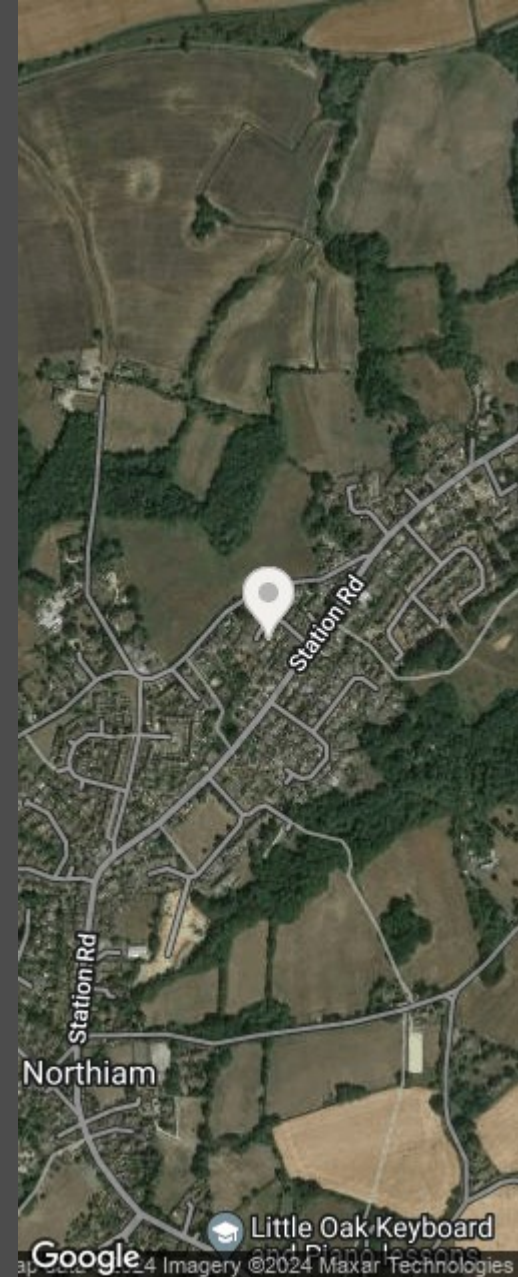
1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1514sq.ft. (140.7 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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