

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Located on a quiet residential development with nearby woodland and countryside walks in the village of Northiam, which offers leisure facilities including bowls club, library and Great Dixter house and gardens. There is also a range of everyday shopping facilities as well as a parish church, doctor's surgery, NHS Dentist, vets, private fitness gym, primary school and large sports hall for badminton, keep fit classes etc. More facilities are available in Peasmarch (4 miles), where there is a family run supermarket, Battle (12 miles) and Tenterden (7.5 miles) with Waitrose & Tesco supermarkets and leisure centre. The Ancient Town and Cinque Port of Rye, renowned for its medieval fortifications and fine period architecture, is 8 miles. Main-line rail services into London Charing Cross and Cannon Street can be found at Staplehurst (15 miles) and Robertsbridge (8 miles) taking approximately one hour, 5 minutes and 1 hr, 20 minutes respectively. Ashford International (20 miles) provides a high-speed service to London St Pancras in 37 minutes. There are excellent schools in the area in both the private and state sectors at all levels.

A well-presented modern semi-detached property constructed in 2017, with the balance of the NHBC remaining, presenting weatherboard clad external elevations set with high performance glazing beneath a pitched tiled roof.

The property is approached by a central footpath, with a picket fence boundary to the front, leading to the front door with a canopy above which opens into an entrance hall with stairs to the first floor.

The well-proportioned, double aspect sitting room has French doors leading out to the terrace and garden.

The double aspect, open plan kitchen and dining room is fitted with an extensive range of matt base and wall cabinets with granite effect work surfaces, an inset with one and half bowl, single drainer stainless steel sink unit with mixer tap, an integrated dishwasher, fridge and freezer, a 4 burner gas hob with a stainless steel splash-back, a

fan assisted oven below and a filter hood above and a wall mounted combination gas boiler. Adjoining is a utility room with a granite effect work surface with space for a washing machine and tumble dryer below. A door connects a cloakroom fitted with a white suite comprising WC & pedestal mounted wash basin with a tiled splashback.

On the first floor, there is a landing with a linen cupboard with slatted shelving. The double aspect principal bedroom has a dressing area fitted with three double wardrobe cupboards and a door to an en suite shower room with a white suite comprising WC, pedestal wash basin and a fully tiled shower enclosure. There are two further bedrooms, one of which is a double, together with a bath/shower room fitted with a white suite comprising WC, pedestal wash basin with tiled splash-back and a panelled bath with a shower over and a glass screen to one side.

Outside: The fully enclosed, part-walled side garden is well-established being set down to lawn with cottage borders, mature shrubs, raised beds, a wide paved terrace and a wisteria clad pergola. A rear gate gives pedestrian access to the single garage with an up and over door to the front and a block paved parking space.

Local Authority: Rother District Council. Council Tax Band D  
Annual service charge applies. Currently about £345 per annum  
Services: Mains water, electricity, gas and drainage. Gas central heating  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Superfast 55Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Directions: Approaching Northiam from the north on the A28, pass the village sign on your left and continue for 0.2 miles. Turn left into Donsmead Drive and at the T junction turn right and then first left where the property will be seen immediately on your left.



Guide price: £410,000 Freehold

I Seven Acre View, Northiam, Near Rye, East Sussex TN31 6FB

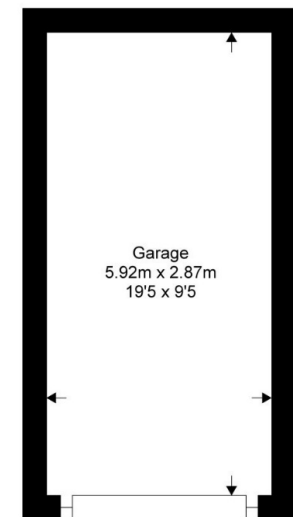
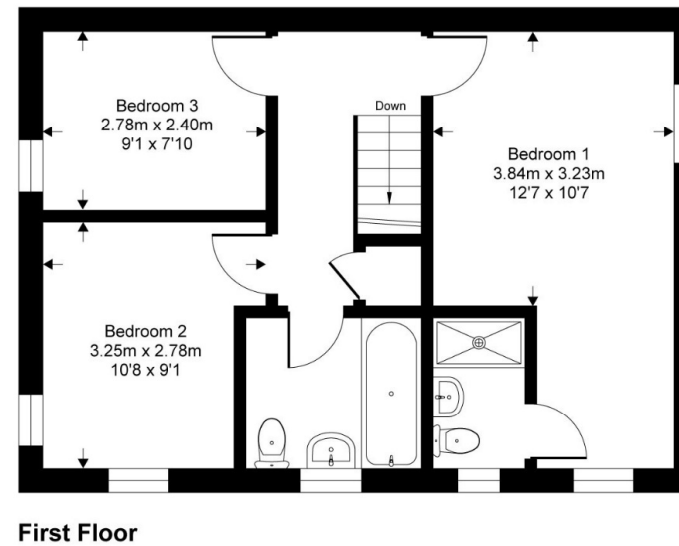
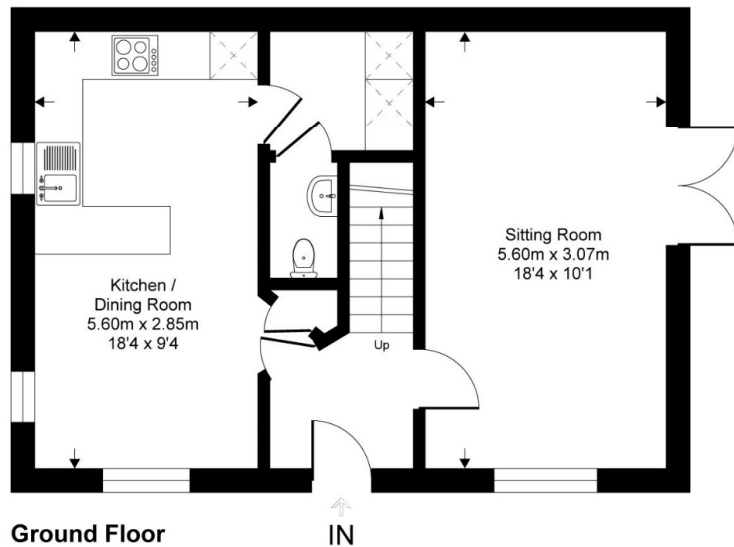


A very well presented modern, energy-efficient double-fronted semi-detached house with a private part-walled garden and garage, located in a quiet residential location close to village amenities and with woodland and countryside walks nearby.

- Hall • Sitting room • Open plan fitted kitchen and dining room • Utility room • Cloakroom • Landing • Principal bedroom with dressing area & en-suite shower room • Two further bedrooms • Bath/shower room • Gas central heating • High performance glazing • EPC rating B • Ornamental front garden • Part walled side garden • Single garage and block paved parking space



Approximate Gross Internal Area = 91 sq m / 980 sq ft  
Approximate Garage Internal Area = 17 sq m / 183 sq ft  
Approximate Total Internal Area = 108 sq m / 1163 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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