



# Moloney

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## COUNTRY PROPERTY



21 GODDENS CLOSE NORTHAM

## 21 GODDENS CLOSE, NORTHIAM, EAST SUSSEX. TN31 6QH

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A SPACIOUS, IMMACULATEDLY PRESENTED, LINK ATTACHED CHALET HOUSE IN A QUIET LOCATION CLOSE TO THE CENTRE OF THE VILLAGE. VERSATILE ACCOMMODATION PROVIDING 3/4 BEDROOMS 2/3 RECEPTION ROOMS WITH 2 BATH AND SHOWER ROOMS, KITCHEN. GOOD SIZE GARDENS FRONT AND REAR, SINGLE GARAGE, ORP.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, KITCHEN, RECEPTION 2/BEDROOM 3, RECEPTION 3/BEDROOM 4. BATH AND SHOWER ROOM. 1ST FLOOR LANDING, 2 DOUBLE BEDROOMS, BATH AND SHOWER ROOM. FRONT GARDEN, PARKING, LINK ATTACHED SINGLE GARAGE, ENCLOSED REAR GARDEN WITH ELEVATED PAVED TERRACE. GFCH.



Covered entrance porch with quarry tiles step up to:

UPVC part obscured glazed front door with matching panel to side to:

**ENTRANCE HALL:** Wood laminate floor, inset ceiling lights. Cupboard housing Worcester gas fired boiler servicing hot water and central heating. Part glazed door to:

**SITTING ROOM:** L Shaped room with UPVC double glazed doors leading out to the rear elevated paved terrace, two windows to the side, both with horizontal blinds. Wood laminate floor. Fire surround with marble slips, basket for open fire on matching marble hearth. TV point. Inset ceiling lights. Open tread staircase with horizontal balustrading to the first floor.

**KITCHEN:** Part glazed UPVC door with matching window alongside, leading out to the rear terrace. Fitted with comprehensive range of white base and wall units with T bar handles, laminate wood effect worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Ceramic hob with electric oven below chimney style extractor over. Shelved larder cupboard, saucepan drawers, integrated Electrolux slimline dishwasher, plumbing for washing machine. Inset ceiling lights, vinyl floor. Heatstore electric wall mounted radiator & Myson floor heater.

**RECEPTION TWO/BEDROOM THREE:** UPVC double glazed window with horizontal blind to the front. Inset ceiling lights.

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**GUIDE PRICE £465,000**



**RECEPTION THREE/BEDROOM FOUR:** UPVC double glazed window with horizontal blind to the front. Wood effect laminate floor. Inset ceiling lights.

**BATH AND SHOWER ROOM:** Obscure UPVC double glazed window with horizontal blind to the side. Fitted with contemporary white suite comprising WC, pedestal hand basin, panelled bath with shower over, glass shower screen to side. Tiled walls, matching tiled floor. Chrome ladder style heated towel rail. Inset ceiling lights. Shaver point, glass shelf.

Open tread staircase with horizontal balustrading to the first floor from sitting room:

**LANDING:** Matching doors to all rooms. Inset ceiling lights.



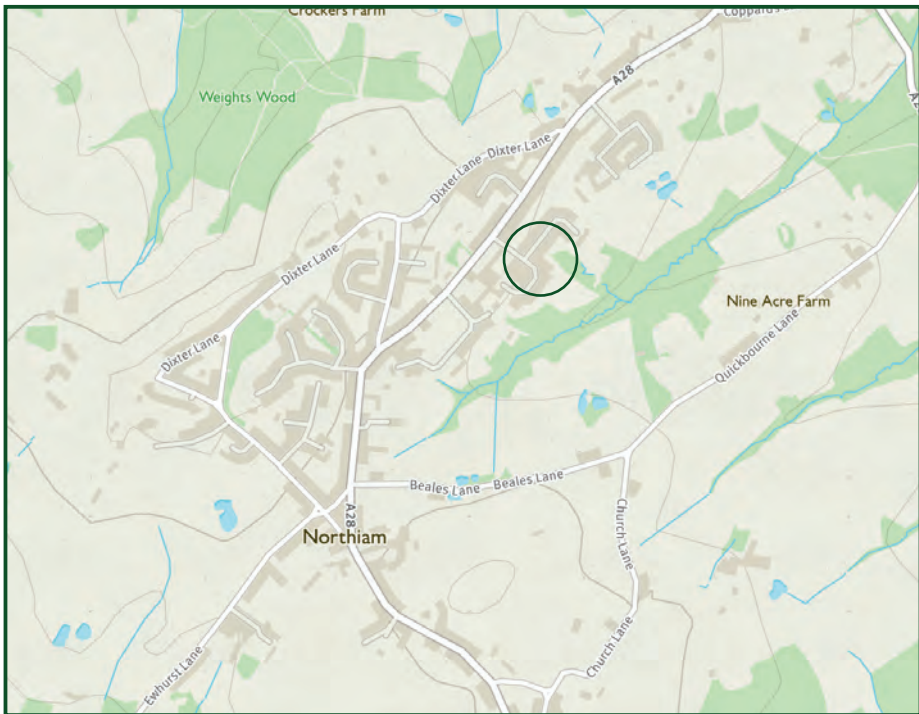
**BEDROOM ONE:** UPVC double glazed window with horizontal blind to the rear. Range of wardrobe cupboards with hanging rails, drawer units and shelves. Inset ceiling lights. TV point.

**BATH AND SHOWER ROOM:** Obscure UPVC double glazed window with horizontal blind to the front. Fitted with contemporary white suite comprising WC, hand basin set on white high gloss unit, glass shelf, mirror doored cabinet, shaver point. Panelled bath with shower over, screen to side. Tiled walls, coordinating tiled floor. Inset ceiling lights.

**BEDROOM TWO:** UPVC double glazed window to the rear. L-shaped room, double doored storage cupboard, single doored cupboard with access to eaves storage space. Inset ceiling lights.



**OUTSIDE:** The property is approached from the road via 3 paved steps set into elevated brick wall with white picket fenced boundary, a herring bone brick pathway gives access to the front door. To the left hand side is a driveway providing parking and leading to the link attached single garage with area of lawn and planted borders to the right hand side. The rear garden enjoys an elevated paved terrace with lower area of level lawn and gravel beds and borders, apple, cherry and plum trees. There is access to the rear of the attached garage, with light and power connected, workbench.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**SERVICES:** All mains services are connected. Gas fired central heating.

**FLOOR AREA:** 142m<sup>2</sup> (1,528 ft<sup>2</sup>) Approx.

**EPC RATING:** 'D'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'E'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Robertsbridge and Etchingham stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north of Sevenoaks.

**DIRECTIONS:** Travelling north on the A28 through Northiam, turn right into Ghyllside Rd and left into Goddens Close, No 21 will be found on the right hand side

**What3Words (Location):** [///awoke.homes.streamers](https://www.what3words.com/awoke.homes.streamers)

**VIEWING:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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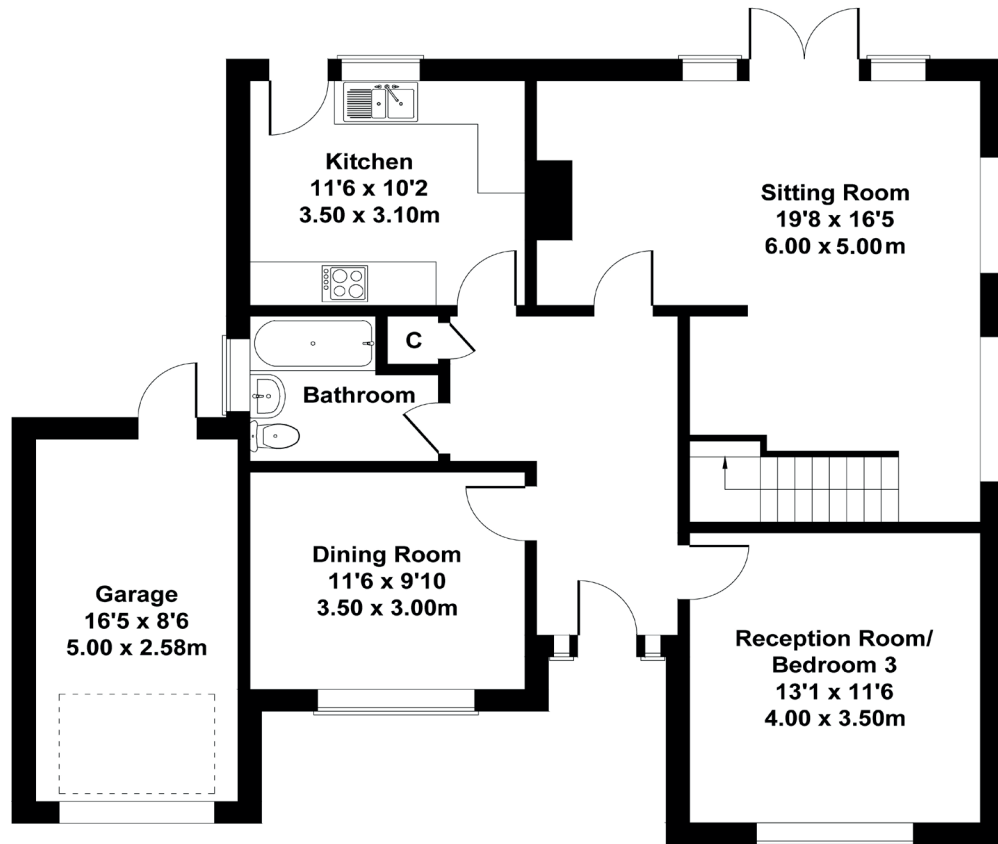
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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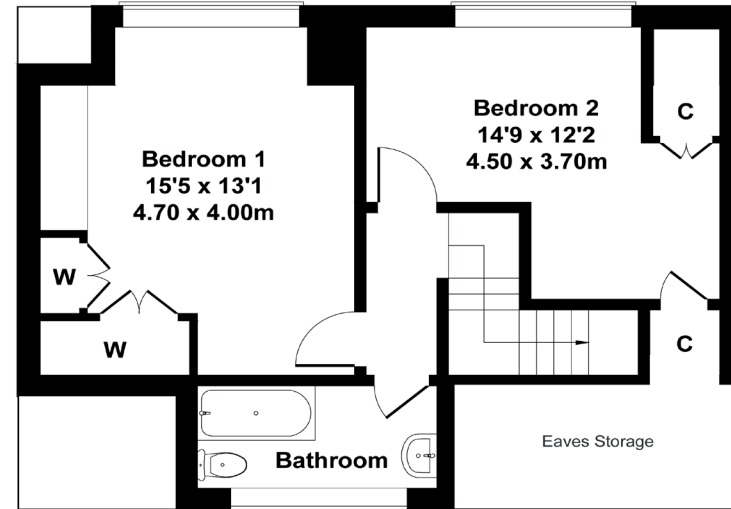
**TELEPHONE: 01797 253000 or 01580 212828**

# 21 Goddens Close

Approximate Gross Internal Area  
1528 sq ft - 142 sq m

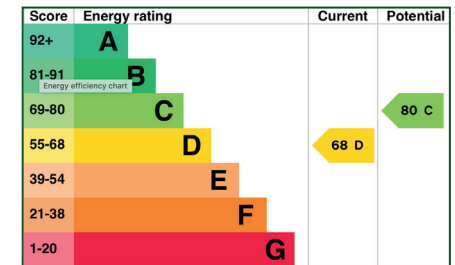


GROUND FLOOR



FIRST FLOOR

Not to Scale.  
For Illustrative Purposes Only.



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