



Moloney

COUNTRY PROPERTY



THE ROSARY NORTHIAM

THE ROSARY, STATION ROAD, NORTHIAM, EAST SUSSEX. TN31 6QL

A DETACHED 3 BED BUNGALOW, SITTING IN GOOD SIZE GARDENS, OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION, INCLUDING LARGE SITTING/DINING ROOM, CONSERVATORY, CONTEMPORARY FITTED KITCHEN, 3 BEDROOMS AND SHOWER ROOM. DRIVEWAY PROVIDING PARKING AND ENCLOSED LEVEL, REAR GARDEN. **CHAIN FREE.**

ACCOMMODATION LIST: PORCH, ENTRANCE HALL, SITTING/DINING ROOM, CONSERVATORY, KITCHEN. 2 DOUBLE BEDROOMS, SINGLE BEDROOM 3, SHOWER ROOM. FRONT GARDEN WITH BRICK PAVED DRIVEWAY PROVIDING PARKING AND TURNING, GOOD SIZE REAR GARDEN, DECKED TERRACE, TIMBER STORE. GFCH.



Step up to:

UPVC double glazed door to:

PORCH: Door with window alongside to:

ENTRANCE HALL: Matching doors to all rooms. Loft hatch.

SITTING/DINING ROOM: UPVC double glazed window enjoying views over the rear garden. Sliding door to the kitchen, double glazed casement doors leading to the conservatory. BT point, TV point.

CONSERVATORY: UPVC double glazed windows to three sides with double doors leading out to the elevated decked terrace with vertical blinds.

KITCHEN: UPVC double glazed window to the front, obscure glazed door leading out to the side. Fitted with range of cream base and wall units with laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. Plumbing for washing machine. Zanussi integrated slim line dishwasher, Electrolux hob with concealed matching extractor over and drawers below. Oven set into housing unit with cupboards below and above, integrated larder fridge with matching freezer. Tiled splashbacks, ceramic tiled floor. Mylek wall mounted heater.

BEDROOM ONE: UPVC double glazed window to the front. Fitted with range of wardrobe cupboards with hanging rails and shelves, drawers and dressing table. TV point.

GUIDE PRICE £475,000



BEDROOM TWO: UPVC double glazed window to the front. Fitted with range of wardrobe cupboards with hanging rails and shelves, drawers and dressing table. TV point.

BEDROOM THREE: UPVC double glazed window enjoying views over the rear garden. Double doored shelved cupboard, matching cupboards above.

SHOWER ROOM: Obscure glazed UPVC window to the rear. Fitted with contemporary white suite comprising back to wall WC, semi-integrated hand basin set into white high gloss range of storage cupboards & tiled corner shower cubicle. Chrome ladder style heated towel rail. Part tiled walls, mirror. Vinyl floor.

OUTSIDE: The property is approached over a brick paved driveway providing parking and turning with an area of lawn and planted borders. A gate gives access to the rear garden, which is of excellent size, mainly laid to level lawn with decked terrace to the rear of the conservatory, planted borders. Hedged and fenced boundaries to all sides.

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

FLOOR AREA: 92m² (990 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'D'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

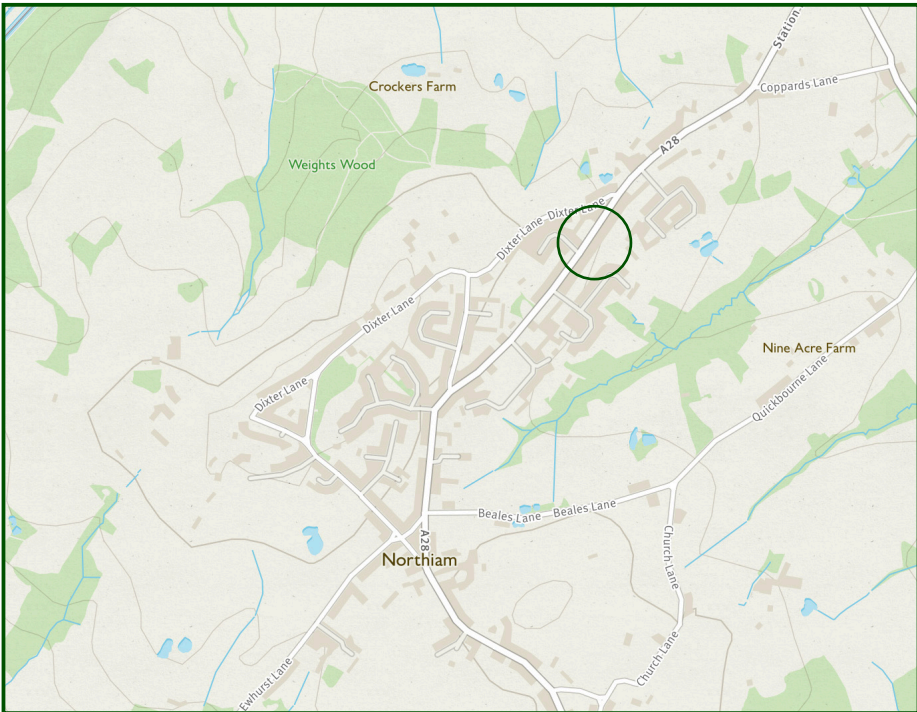
The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling north on the A28 through Northiam, pass the centre of the village with the recreation field on your left. Continue into Station Rd, The Rosary will be found on the right, just before Dixter Lane on the left.

What3Words (Location): ///urban.loaded.brightens

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



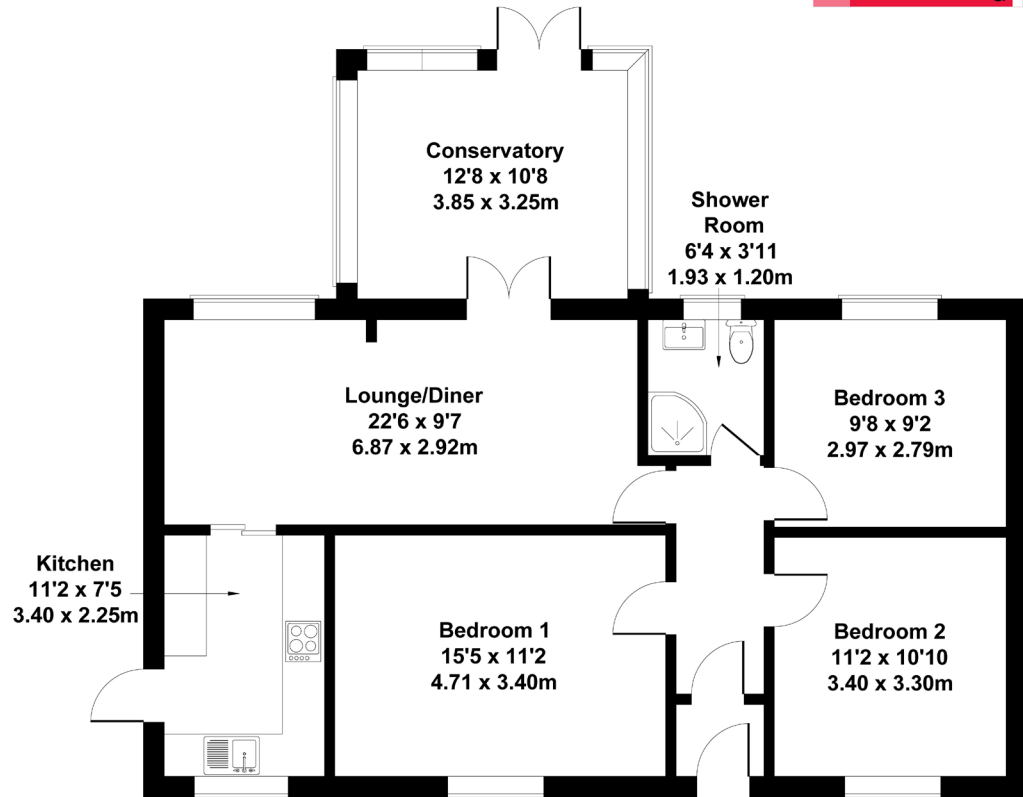


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

The Rosary

Approximate Gross Internal Area
990 sq ft - 92 sq m

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Not to Scale.
For Illustrative Purposes Only.

MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828