



**Moloney**  
COUNTRY PROPERTY



**17 NORTH RIDGE** NORTHIAM



## 17 NORTH RIDGE, NORTHIAM, EAST SUSSEX. TN31 6PG

A DETACHED 2/3 BEDROOM BUNGALOW IN POPULAR SOUGHT AFTER LOCATION, CLOSE TO THE CENTRE OF THE VILLAGE WITHIN EASY ACCESS OF LOCAL AMENITIES, HAVING BEEN RECENTLY REFURBISHED. SITTING/DINING ROOM, FITTED KITCHEN, UTILITY ROOM, 2 DOUBLE BEDROOMS, BEDROOM 3/STUDY, SHOWER ROOM. GOOD SIZE GARDENS FRONT AND REAR. ATTACHED SINGLE GARAGE, PARKING. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL. CLOAKROOM. SITTING/DINING ROOM, KITCHEN. TWO DOUBLE BEDROOMS. SINGLE BEDROOM THREE/STUDY. SHOWER ROOM. GOOD SIZED FRONT GARDEN WITH AMPLE PARKING. ATTACHED SINGLE GARAGE & STORE. LARGE, PRIVATE REAR GARDEN. TIMBER GARDEN SHED. GFCH.



Flight of four paved steps with wrought iron handrail to side to:

Obscure double glazed door with matching panel to side to L-shaped:

**ENTRANCE HALL:** Cloaks cupboard, matching cupboard above. Cupboard housing Vaillant combi gas boiler. Loft hatch with drop down ladder to partially boarded storage area with light. BT point. Wooden floor.

**CLOAKROOM:** Fitted with white suite comprising WC with matching seat & small wall mounted hand basin. Tiled walls. Wood effect floor. Extractor.

Double opening doors to

**SITTING/DINING ROOM:** 5.05m(16'7") x 4.34m(14'3") max Double aspect room with double doors opening out onto the rear terrace with matching windows to both sides, window to side. Portuguese limestone fire surround inset with gas coal effect fire. Two wall light points, ceiling light/fan. Coved ceiling. TV point. Wood floor.

Glazed casement door to:

**KITCHEN:** 3.35m(11'0") x 3.10m(10'2") Double glazed door with Georgian casement grille and window alongside leading out on to the rear terrace and enjoying views over the rear garden. Recently fitted comprehensive range of shaker style cream base and wall units with wood effect worktop over, inset with 1 ½ bowl, single drainer stainless steel sink unit with mixer tap. Gas cooker point. Drawer pack. Plumbing

**GUIDE PRICE £475,000**



for slimline dishwasher. Built in Zanussi microwave oven with cupboards above and below. Shelved larder cupboard. Space for upright fridge/freezer. Ceramic tiled floor. Metro tiled walls. Coved ceiling.

**UTILITY ROOM:** 3.40m(11'2") x 1.32m(4'4") Double glazed door with Georgian casement grille leading out to the rear terrace with matching window alongside. Wall mounted cupboard with shelves. Plumbing for washing machine, space for further appliances. Wood floor. Feature tiled wall. Coved ceiling. Four light spot track.

**BEDROOM ONE:** 4.42m(14'6") x 4.04m(13'3") Large double glazed window with Georgian casement grille enjoying views over the front. Double doored wardrobe cupboard with hanging rail and shelf over and matching cupboards above. Coved ceiling.

**BEDROOM TWO:** 4.04m(13'3") x 3.30m(10'10") Double glazed window with Georgian casement grill enjoying views over the front garden. Ceiling light/fan. Coved ceiling. Two double doored wardrobe cupboards with hanging rails and cupboards above.

**BEDROOM THREE / STUDY/ DINING ROOM:** 2.92m(9'7") x 2.29m(7'6") Double glazed window with Georgian casement grill enjoying views over the front garden. Double doored cupboard. Coved ceiling. Wood floor.

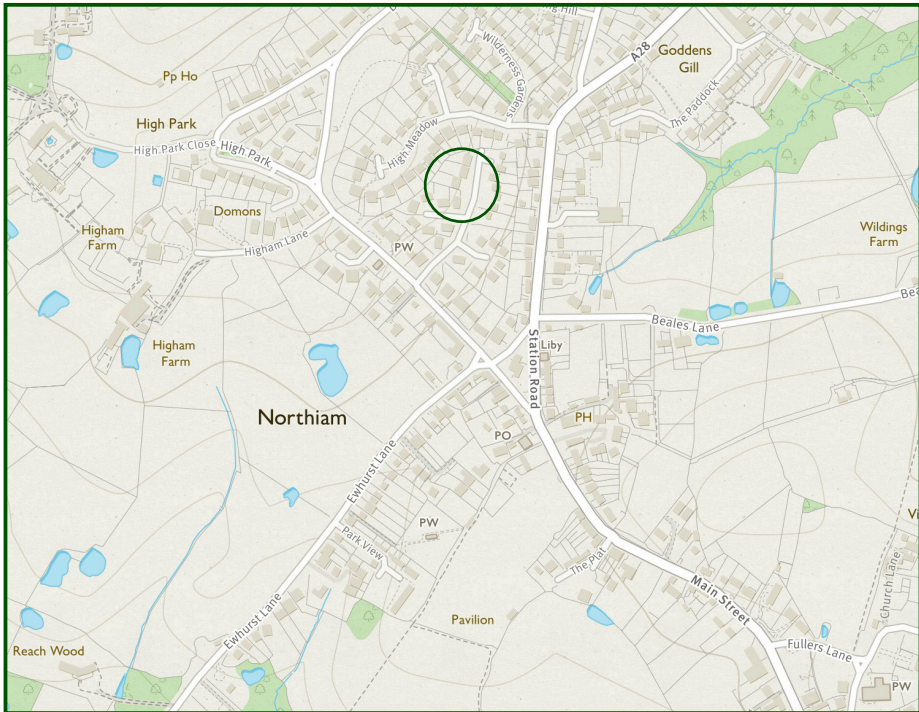
**FAMILY BATHROOM:** Obscure glazed window with Georgian casement grill to the rear. White suite comprising WC, hand basin set onto white double doored storage unit & shower cubicle. Tiled walls. Inset ceiling lights. Wood laminate floor. Chrome heated ladder style towel rail.

**OUTSIDE:** The property is approached from the road over extensive concrete driveway providing parking for 3 /4 vehicles and giving access to the attached SINGLE GARAGE (17'3 x 8'3) with remote controlled up and over door. Light and power connected. The front garden is of excellent proportions and mainly laid to gently sloping lawn with post and rail fenced boundary. A paved walkway to the left hand side gives access to the rear terrace via wrought iron gate.

**Cont.**







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 terrace extends the entire length of the property. To the rear of the garage is an attached garden store (8' x 8' approx). Raised sleeper edged beds give access to the rest of the garden which is of excellent proportions with well planted borders to both sides. Timber outbuilding/store. Outside lights. Outside tap.

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

**FLOOR AREA:** 89 m<sup>2</sup> ( 958 ft<sup>2</sup>)

**EPC RATING:** 'D'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'E'

**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.

**DIRECTIONS:** Travelling through Northiam in a northerly direction on the A28, turn left into Dexter Road. Continue on Dexter Road for approximately 200 yards turning right into North Ridge. Follow the road round and number 17 will be found on the left hand side.

**What3Words (Location):** ///tingled.deriving.earpiece

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

---

**MOLONEYCOUNTRYPROPERTY.COM**

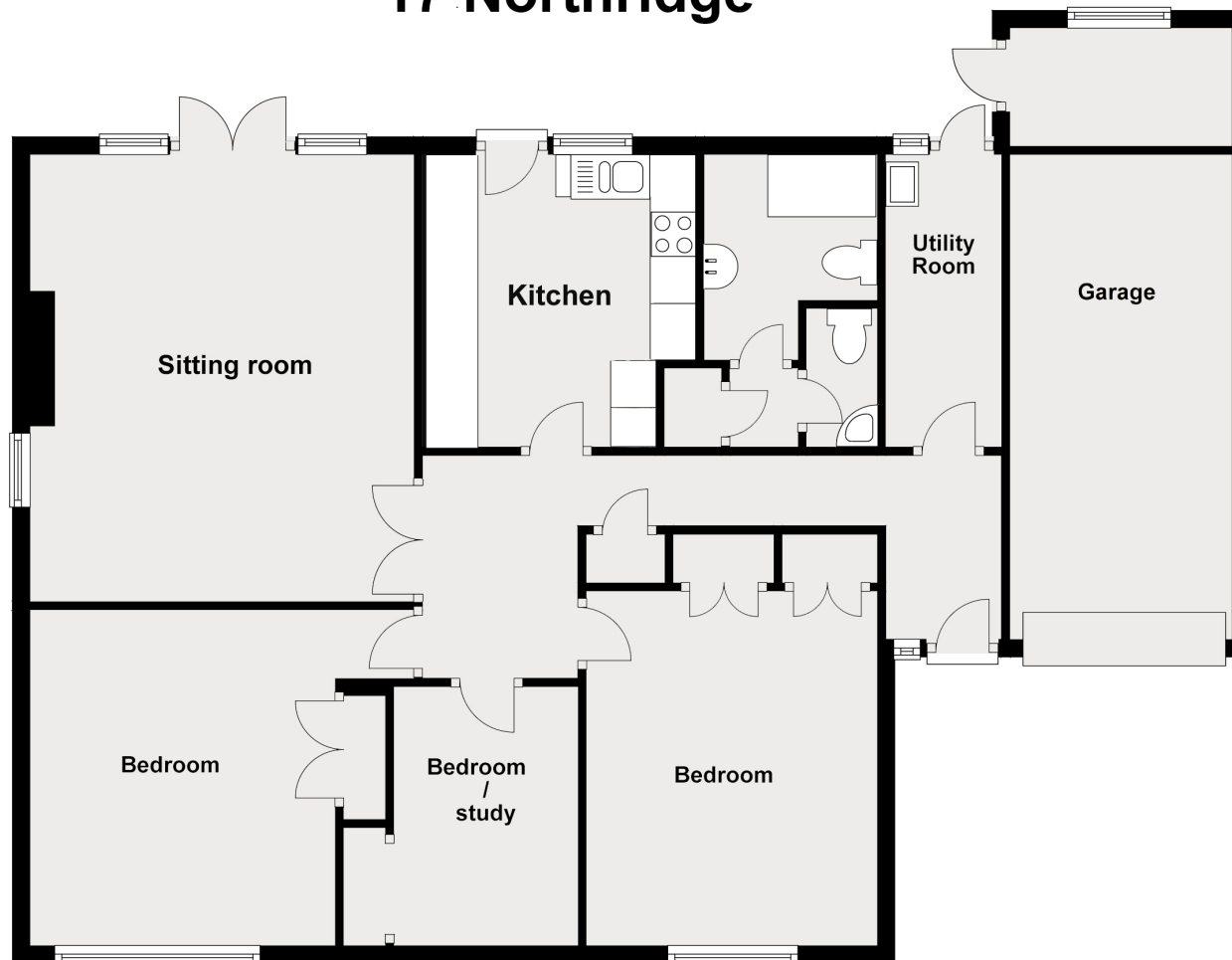
---

**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

---

**TELEPHONE: 01797 253000 or 01580 212828**

# 17 Northridge



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

EMAIL: [SALES @ MOLONEYCOUNTRYPROPERTY.COM](mailto:SALES@MOLONEYCOUNTRYPROPERTY.COM)

TELEPHONE: 01580 212828 & 01797 253000

17 NORTH RIDGE, NORTHIAM, EAST SUSSEX TN31 6PG

