



Moloney
COUNTRY PROPERTY



15 THE PADDOCK NORTHIAM

15 THE PADDOCK, NORTHIAM, RYE, EAST SUSSEX. TN31 6QF

A 2/3 BED, SEMI DETACHED HOUSE, LOCATED IN POPULAR RESIDENTIAL LOCATION, CLOSE TO VILLAGE AMENITIES, OFFERING FURTHER SCOPE FOR UPDATING AND REFURBISHMENT. GOOD SIZE ACCOMMODATION COMPRISING 2 RECEPTION ROOMS, KITCHEN, RECEPTION 3/BEDROOM 3, 2 FIRST FLOOR DOUBLE BEDROOMS & BATH/SHOWER ROOM. FRONT GARDEN, REAR GARDEN, INTEGRAL GARAGE, PARKING, GFCH.

ACCOMMODATION LIST: ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, KITCHEN, DINING ROOM, BEDROOM, CLOAKROOM, 2 FIRST FLOOR DOUBLE BEDROOMS, BATH/SHOWER ROOM. FRONT GARDEN, DRIVEWAY PROVIDING PARKING, INTEGRAL GARAGE, ENCLOSED REAR GARDEN WITH PAVED TERRACE & GARDEN STORE. GFCH.



Path with door to:

ENTRANCE PORCH: Double glazed window to the front. Tiled floor, cloaks hooks. Obscure glazed door with matching panel to side to:

ENTRANCE HALL: Stairs to the first floor, under stairs display/bookshelves. Wood effect laminate floor.

CLOAKROOM: Obscure double glazed window to the rear. Fitted with white suite comprising WC, wall mounted hand basin with tiled splash back. Matching wood effect laminate floor

SITTING ROOM: Double glazed patio doors with panels to both sides leading out to the elevated rear terrace. Cast iron wood burning stove on brick hearth. Coved ceiling. TV point.

KITCHEN: Double glazed window to the rear. Fitted with range of white base and wall units with wood effect laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. Gas hob with oven below, stainless steel splashback & extractor over. Plumbing for dishwasher. Wood effect laminate floor. Matching dresser unit with glass shelved glazed display cupboards and open shelves. Opens to:

DINING ROOM: Triple aspect room with double glazed windows to the rear and side, door leading out to the front. Wood effect laminate floor.

GUIDE PRICE £325,000



From the hall, door to:

INTEGRAL GARAGE: Door to the front. Light and power connected. Plumbing for washing machine, space for further appliances. Gas fired boiler.

RECEPTION THREE/BEDROOM THREE: Double glazed window to the front. Wood effect laminate floor.

Staircase with horizontal balustrading to

FIRST FLOOR LANDING: Loft hatch. Matching panelled doors to all rooms. Shelved storage cupboard.

BEDROOM ONE: Double glazed window to the rear. Two double doored wardrobe cupboards. Wooden floor.

BEDROOM TWO: Double glazed window to the front. Wooden floor.

BATH AND SHOWER ROOM: Obscure double glazed window to the side. Fitted with white suite comprising WC, pedestal hand basin & panelled bath set into tiled surround with shower over. Tile effect laminate floor.

OUTSIDE: The property is approached from the road over a driveway providing parking with areas of level lawn to both sides. A gate gives access to the side pathway, leading round to the rear garden, which is fenced to all sides with elevated paved terrace to the rear of the sitting room and garden store.

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

FLOOR AREA: House - 121m² (1,302 ft²) approx.

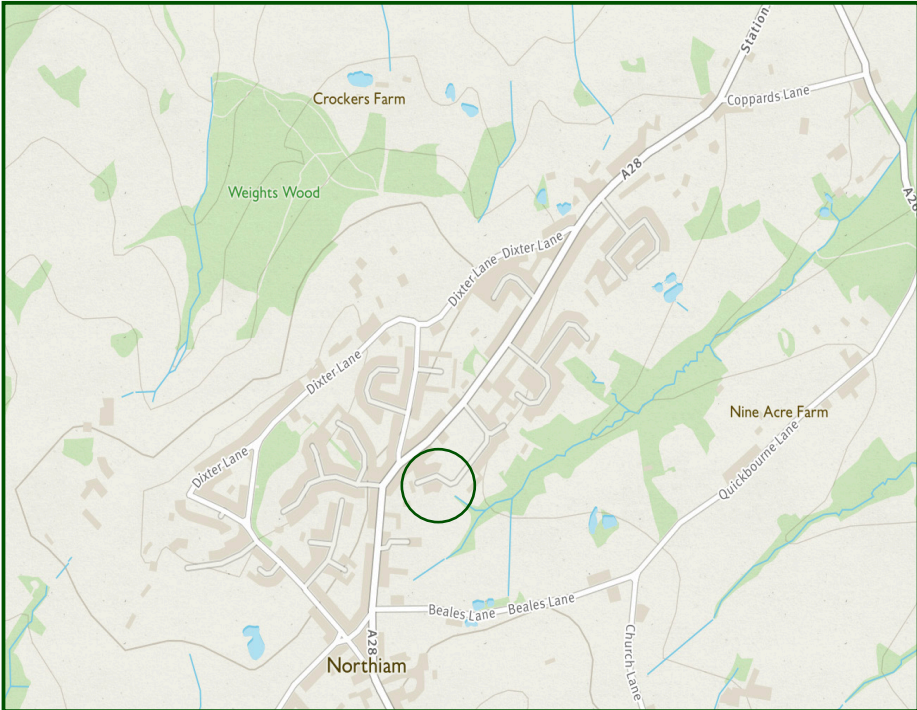
EPC Rating: 'TBC'

COUNCIL TAX BAND: 'D'

LOCAL AUTHORITY: Rother District Council

TENURE: Freehold

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.

TRANSPORT LINKS: For the commuter Rye railway station provides a service eastwards, via Ashford International to St. Pancras in London and to Europe, whilst London Bridge, Waterloo, Charing Cross and Cannon Street can be accessed via the Hastings line to the west at Battle, Robertsbridge or Etchingham to the north.

The Motorway network (M20) can be easily accessed at Junction 9 or 10 near Ashford or Junction 5 (M25) near Sevenoaks via the A21.

DIRECTIONS: Travelling South on the A28 through Northiam, turn left into Goddens Gill, follow the road into The Paddock, no 15 will be found on the left hand side just beyond Elizabeth Drive.

What3Words (Location): ///front.includes.idealist

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

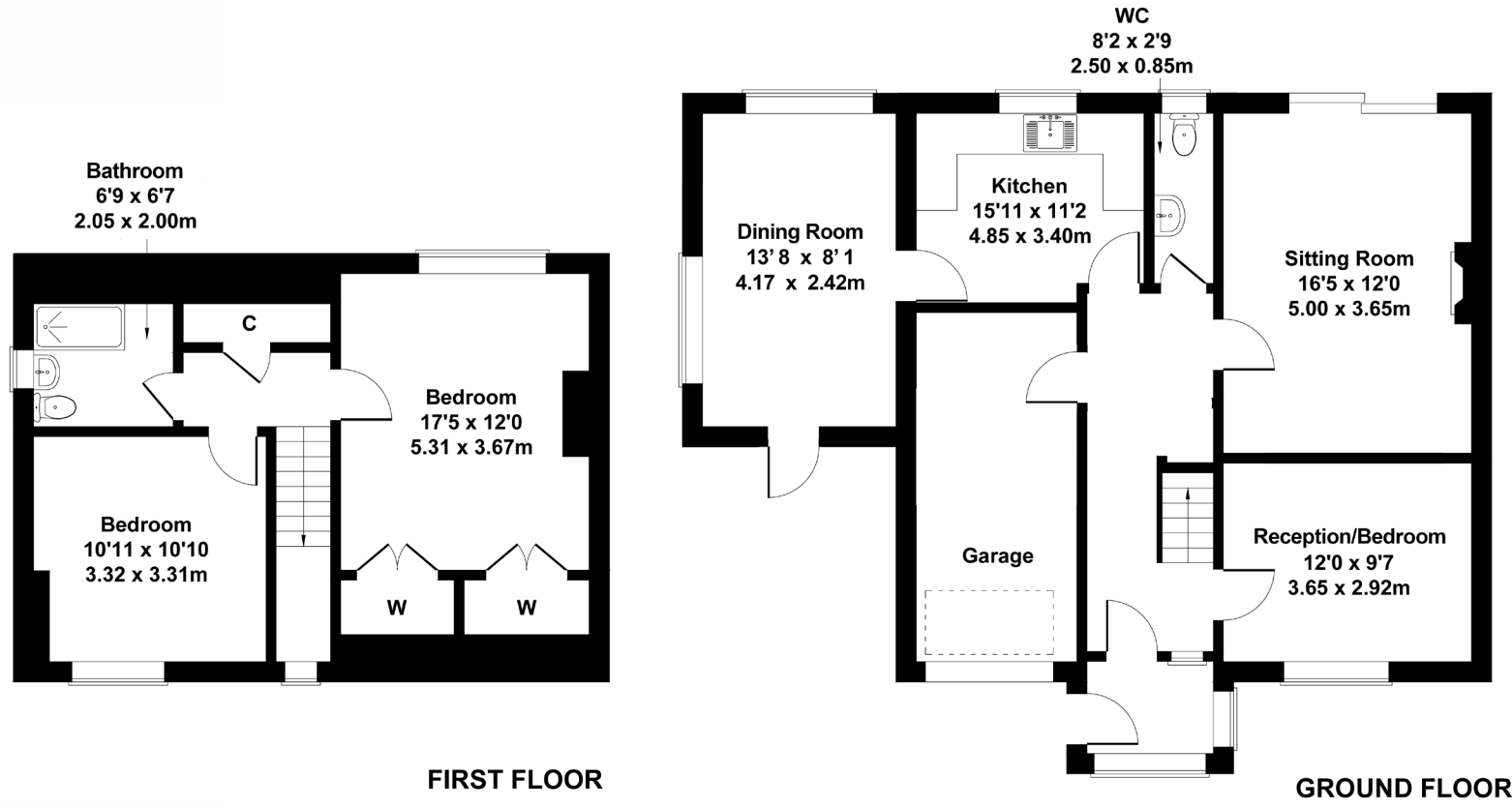
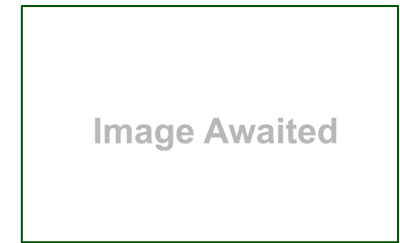
MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

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Approximate Gross Internal Area
1302 sq ft - 121 sq m



FIRST FLOOR

GROUND FLOOR

Not to Scale.
For Illustrative Purposes Only.

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