



Moloney
COUNTRY PROPERTY



8 NORTHRIDGE NORTHIAM

8 NORTHRIDGE, NORTHIAM, NR. RYE, EAST SUSSEX. TN31 6PG

A WELL PRESENTED, 3 BED DETACHED HOUSE, IS SITUATED IN A POPULAR CUL-DE-SAC LOCATION AWAY FROM MAIN ROADS, CLOSE TO VILLAGE AMENITIES. OFFERING BRIGHT AND SPACIOUS ACCOMMODATION INCLUDING SITTING ROOM WITH OPEN FIRE, SNUG/STUDY/PLAYROOM & KITCHEN/DINING ROOM, ALONG WITH FRONT AND REAR GARDENS, DETACHED GARAGE AND ORP.

ACCOMMODATION LIST: ENTRANCE HALL, KITCHEN/DINING ROOM, SITTING ROOM WITH STAIRS TO THE FIRST FLOOR, OPENING TO SNUG/STUDY/PLAYROOM. FIRST FLOOR LANDING, 2 DOUBLE BEDROOMS, SINGLE BEDROOM 3, BATH AND SHOWER ROOM. DRIVEWAY PROVIDING PARKING, DETACHED SINGLE GARAGE, FRONT GARDEN, ENCLOSED REAR GARDEN, TIMBER GARDEN STORE. GAS FIRED CENTRAL HEATING. .



Front door to:

ENTRANCE HALL: Floor to ceiling obscure glazed panel to side. Inset coir mat. Double doored cloaks cupboard with shelf and matching cupboard above. Door to:

CLOAKROOM: UPVC obscure double glazed window to side. Fitted with white suite comprising WC & hand basin in tiled surround with mirror over. Tiled floor.

KITCHEN/DINING ROOM: UPVC double glazed windows to three sides with doors leading out to the decked terrace with horizontal blinds. Kitchen fitted with comprehensive range of oak base and wall units with roll edge laminate worktop over, inset with 1 1/2 bowl, single drainer composite sink unit. Gas hob with concealed extractor over. Integrated Hisense dishwasher and space for washing machine with tumble dryer alongside. Tiled splash-backs. Space for upright fridge/freezer. Inset ceiling lights. Tiled floor. Cupboard housing Worcester gas fired boiler. Space for dining table. Wall light points

SITTING ROOM: Large double glazed picture window to the front and matching window to side. Wooden fire surround inset with basket for open fire on brick hearth. TV point. Stairs to the first floor with under stairs study area. TV point. Opening to:

SNUG/STUDY/PLAYROOM: UPVC double glazed picture window to the rear and double doors leading out to the rear deck terrace.

Stairs with oak balustrade to the first floor:

LANDING: UPVC double glazed window to the rear. Matching doors to all rooms. Linen cupboard with slatted shelves and radiator.

GUIDE PRICE £515,000



BEDROOM ONE: UPVC double glazed window to the front. Coved ceiling. Double doored wardrobe cupboard with hanging rails, matching cupboards above.

BEDROOM TWO: Double aspect room with UPVC double glazed windows to the front and side. Coved ceiling. Double doored wardrobe cupboard with hanging rail, shelf above, cupboards over.

BEDROOM THREE: UPVC double glazed window to the side. Coved ceiling. Over stairs cupboard.

BATH AND SHOWER ROOM: Obscure UPVC double glazed window to the side. Fitted with contemporary white suite comprising back to wall WC and hand basin set into range of storage cupboards & panelled bath in tiled surround with shower over, bi-folding glass shower screen to side. Ladder style heated towel rail. Inset ceiling lights.

OUTSIDE: The property is approached from the road over a driveway providing parking for several vehicles and giving access to the detached single garage, a pathway leads to the front door with areas of level lawn to the side. A gate alongside the garage gives access to the rear garden, which is fully enclosed with full height panel fencing with planted borders and a area of raised decked terrace, along with a paved terrace. Timber garden store and door leading back into the rear of the garage.

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

FLOOR AREA: 102m² (1,098 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'E'

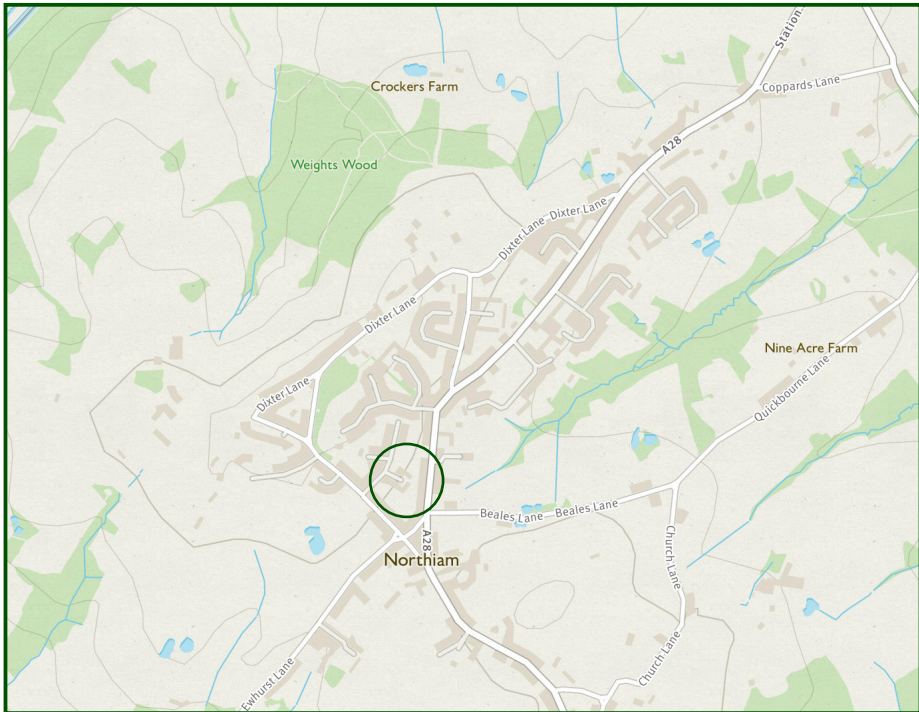
TENURE: Freehold

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

DIRECTIONS: Driving through Northiam in a northerly direction on the A28 turn left into Dixter Road. Continue on Dixter Road for approximately 300m, turn right into Northridge. Follow the road round and turn right into the cul-de-sac, No.8 will be found centrally at the bottom.

What3Words (Location): [///group.put.chip](https://www.what3words.com////group.put.chip)

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

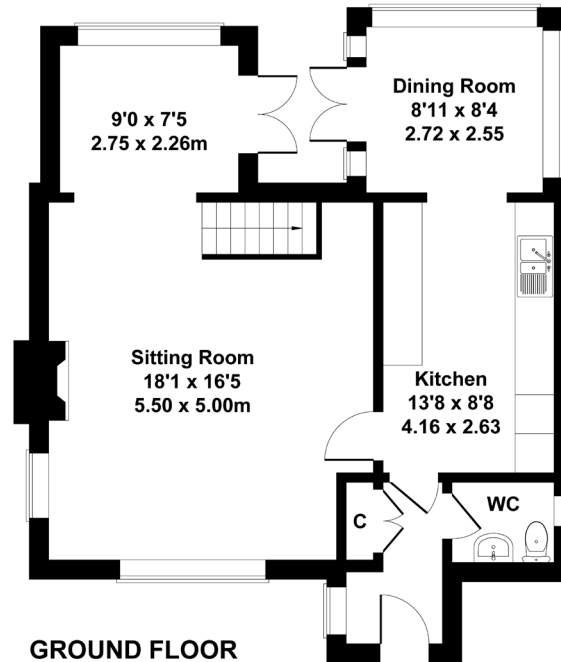


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure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

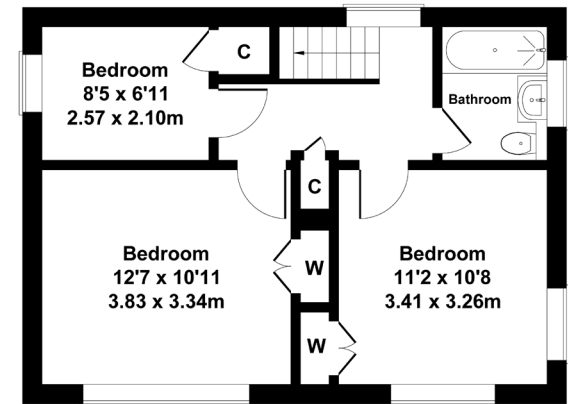
8 Northridge

Approximate Gross Internal Area
1098 sq ft -102 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	74 C
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

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