



**Moloney**  
COUNTRY PROPERTY



**6 THE PADDOCK** NORTHIAM



## 6, THE PADDOCK, NORTHAM, RYE, EAST SUSSEX. TN31 6QF

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A WELL PRESENTED, 3 BED MID TERRACE HOUSE, LOCATED IN A SOUGHT AFTER RESIDENTIAL CUL DE SAC, CONVENIENT FOR LOCAL VILLAGE AMENITIES. ACCOMMODATION INCLUDES A GOOD SIZE SITTING/DINING ROOM, MODERN FITTED KITCHEN, 2 DOUBLE BEDS, SINGLE BED 3 AND FAMILY BATH/SHOWER ROOM. ENCLOSED REAR GARDEN, ON ROAD PARKING AND SINGLE GARAGE EN-BLOC NEARBY.

ACCOMMODATION LIST: COVERED PORCH WITH STORE, ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, 3 BEDROOMS, BATH/SHOWER ROOM. FRONT GARDEN, ENCLOSED REAR GARDEN WITH PAVED TERRACE. GARAGE EN BLOC. OIL CENTRAL HEATING.



Covered porch with shelved store cupboard to side, part obscured glazed UPVC door with panel to side to:

**ENTRANCE HALL:** Stairs with wooden handrail to the first floor. Cloaks hooks. Glazed door to:

**SITTING/DINING ROOM:** Full height UPVC double glazed window to the front. Coved ceiling. Radiator cover. Under stairs storage cupboard. Opening to dining area with UPVC double glazed window to the rear. Glazed door to:

**KITCHEN:** UPVC double glazed window overlooking the rear garden, part glazed matching door leading out to the side. Fitted with range of cream shaker style base and wall units with granite effect worktop over, inset with single bowl, single drainer, stainless steel sink unit. Tiled splashbacks. Beko electric hob with double oven below, extractor/ light over. Space for under counter larder fridge. Plumbing for washing machine, integrated Whirlpool slim line dishwasher. Space for side-by-side fridge freezer. Tile effect floor. Shelved larder cupboard.

**STAIRS TO FIRST FLOOR:**

**LANDING:** Matching doors to rooms. Loft hatch. Airing cupboard housing hot water tank with slatted shelves over.

**BEDROOM ONE:** UPVC double glazed window to the front.

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**GUIDE PRICE £305,000**



**BEDROOM TWO:** UPVC double glazed window to the rear.

**BEDROOM THREE:** UPVC double glazed window to the front.

**BATH/SHOWER ROOM:** Obscure UPVC double glazed window to the rear. Fitted with white suite comprising WC, pedestal hand basin & shower bath with Triton shower over, curved shower screen to side. Part tiled walls. Vinyl floor. Ladder style heated towel rail.

**OUTSIDE:** The property is approached over a pathway leading to the front door with an area of level lawn to the side. The rear garden is fully enclosed with paved terrace and screened oil tank. A gate at the rear boundary gives access to a path leading to the single garage en bloc.

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired central heating.

**FLOOR AREA:** 79 m<sup>2</sup> ( 850ft<sup>2</sup>) Approx.

**EPC RATING:** 'D'

**LOCAL AUTHORITY:** Rother District Council

**COUNCIL TAX BAND:** 'C'

**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.

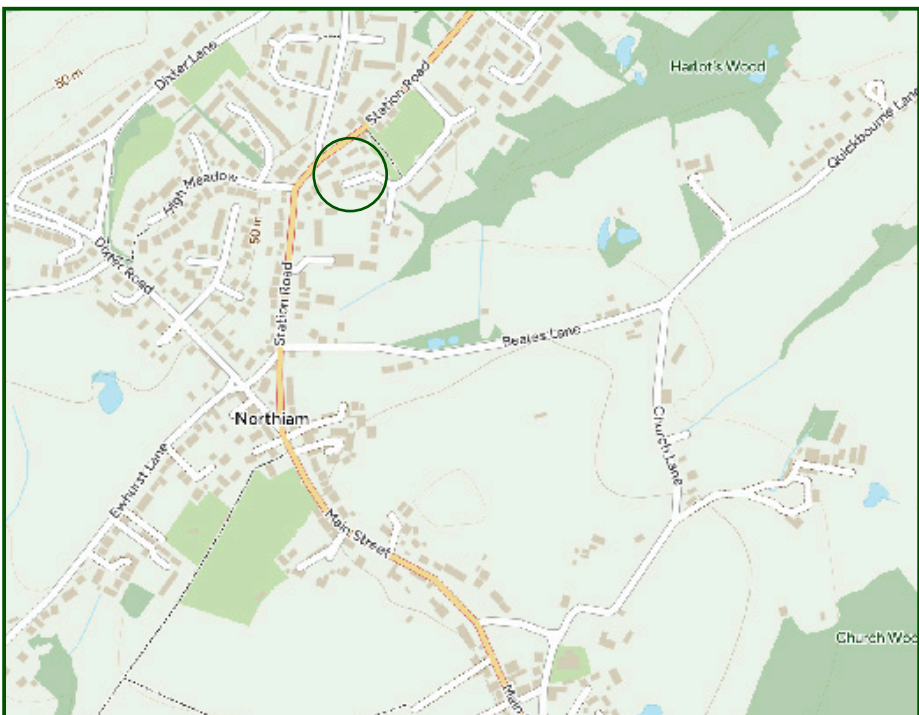
The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Travelling South on the A28 through Northiam, turn left into Goddens Gill, follow the road into The Paddock, No 6 will be found on the right hand side beyond Elizabeth Drive.

**What3Words (Location):** [///tricks.commuted.rehearsal](https://www.what3words.com////tricks.commuted.rehearsal)

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

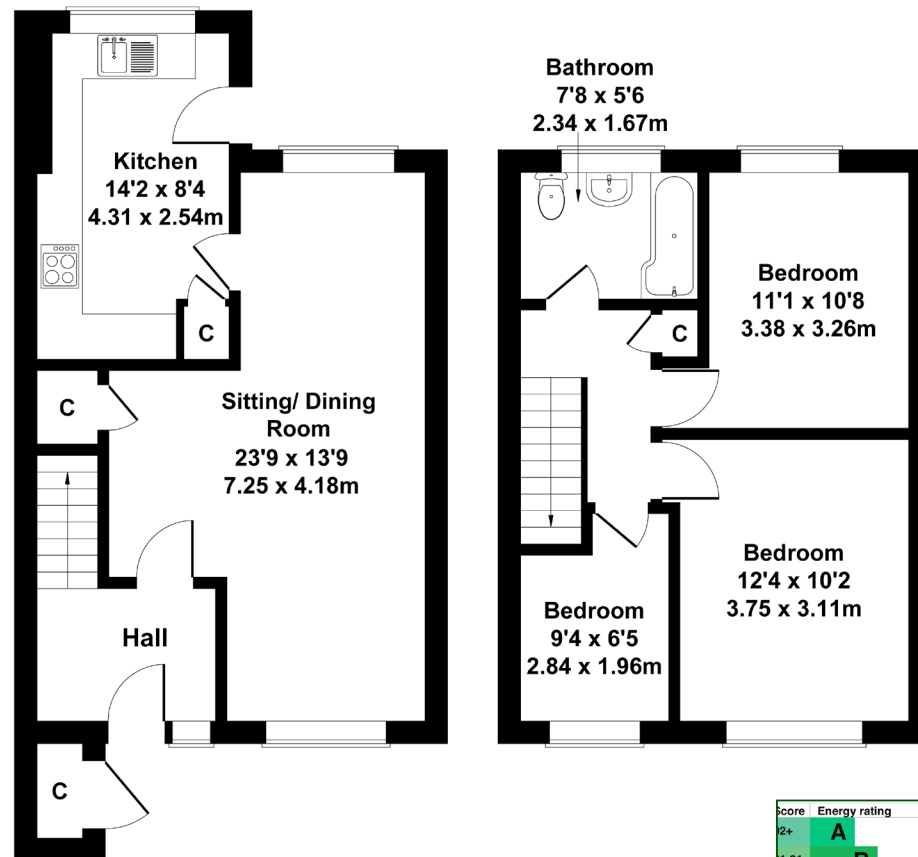




IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure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

## 6 The Paddock

Approximate Gross Internal Area  
850 sq ft - 79 sq m



Score	Energy rating	Current	Potent
2+	A		
1-91	B		89 B
9-80	C		
5-68	D	58 D	
9-54	E		
1-38	F		
-20	G		

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