



**Moloney**  
COUNTRY PROPERTY



19 GHYLLSIDE ROAD NORTHIAM



## 19 GHYLLSIDE RD, NORTHIAM, RYE, EAST SUSSEX. TN31 6QG

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**CHAIN FREE.** A SUBSTANTIAL CHALET HOUSE IN SOUGHT AFTER CENTRAL VILLAGE LOCATION, HAVING BEEN RECENTLY COMPLETELY REFURBISHED TO PROVIDE VERSATILE, STYLISH, CONTEMPORARY ACCOMMODATION INCLUDING SITTING ROOM WITH WOOD BURNING STOVE, CONSERVATORY, KITCHEN, 2 GROUND FLOOR BED/RECEPTION ROOMS, BATH/SHOWER ROOM, ALONG WITH 2 FIRST FLOOR BEDS & SHOWER ROOM. **ATTACHED GARAGE, ORP, ENCLOSED REAR GARDEN.**

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, CONSERVATORY, KITCHEN, DINING ROOM/BEDROOM 4, STUDY/SNUG, BEDROOM, BATHROOM, 2 FIRST FLOOR BEDROOMS, SHOWER ROOM. FRONT GARDEN, DRIVEWAY, SINGLE GARAGE, ENCLOSED REAR GARDEN. GFCH.

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Paved steps up to UPVC front door to:

**ENTRANCE HALL:** Inset coir mat. Turned staircase to first floor with oak balustrade & inset LED lighting, open under stairs storage area.

**KITCHEN:** Double glazed window to the rear, door leading out to the rear garden. Recently fitted with contemporary range of base and wall units with wood effect laminate worktop over, inset with single bowl, single drainer, stainless steel sink unit Lamona gas hob with extractor above and built-in Lamona electric oven below. Plumbing for slimline dishwasher and washing machine. Space for free standing fridge/freezer.

**DINING ROOM/BEDROOM FOUR:** Double glazed window to the front. Inset ceiling lights. TV point.

**SITTING ROOM:** French doors into the conservatory. Fireplace inset with wood burning stove on stone hearth, bressummer beam over & shelved recesses to both sides. Built-in ceiling SONOS speaker system, inset ceiling lights. TV point. Double opening doors to

**CONSERVATORY:** Double glazed windows to 3 sides, doors leading out to the



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**GUIDE PRICE   £495,000**



rear garden. Glen electric wall mounted heaters. Wood effect floor. Central ceiling light/fan.

**STUDY/SNUG:** Double glazed window to the side, with horizontal blind. Inset ceiling lights. TV point.

**BEDROOM ONE:** Double glazed window to the front. Inset ceiling lights. TV point.

**BATH/SHOWER ROOM:** Obscure glazed window to the side. Fitted with contemporary white suite, comprising WC, hand basin set onto white high gloss vanity unit, panelled bath in tiled surround & corner shower cubicle with Mira shower. Ladder style heated towel rail. Inset ceiling lights.

Turned Staircase to the:



**FIRST FLOOR LANDING:** Velux window to the front. Matching doors to all rooms. Shelved walk-in storage cupboard. Inset ceiling lights.

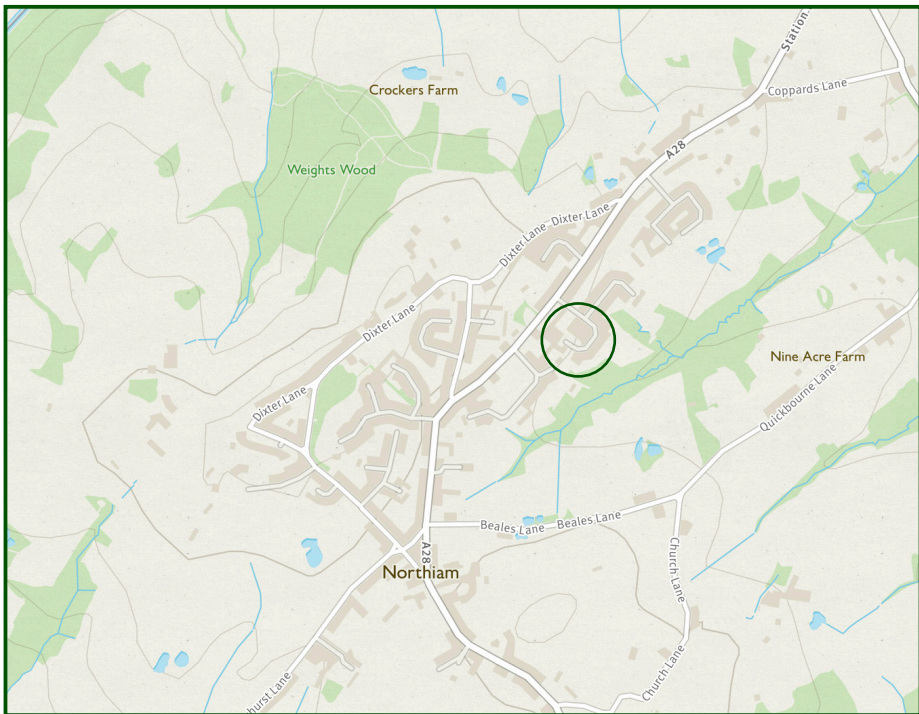
**BEDROOM TWO:** Dormer window to the rear overlooking the garden, Velux window to the front. Range of bespoke built-in storage cupboards, housing the hot water tank and Worcester gas boiler. Extensive eaves storage space. TV point.

**BEDROOM THREE:** Dormer window to the rear overlooking the garden and Velux window to the front. Double doored wardrobe cupboard with hanging rail. Eaves storage space. TV point.

**SHOWERROOM:** Obscure glazed window to the rear. Fitted with contemporary white suite, comprising WC, pedestal hand basin & tiled corner shower cubicle. Ladder style heated towel rail. Tile effect floor. Inset ceiling lights.







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.

**OUTSIDE:** The property is approached over a driveway, providing parking and giving access to the attached garage, with an electric roller door to the front, door to the rear garden, light and power connected. A further gravelled area at the front of the house provides an additional parking space if needed. A gated path to the side leads to an area housing a large timber shed, log store and outside WC. The enclosed rear garden is mainly laid to lawn with planted borders, paved patio and corner seating area.

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

**FLOOR AREA:** 152m<sup>2</sup> (1,365ft<sup>2</sup>)

**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.

**DIRECTIONS:** Travelling north through Northiam on the A28 pass through the centre of the village with Dixter Rd on the right. Take the second right turn into Ghyllside Rd, No 19 will be found on the right.

**What3Words (Location):** [///fabricate.cheater.jams](https://www.what3words.com/locate/fabricate.cheater.jams)

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

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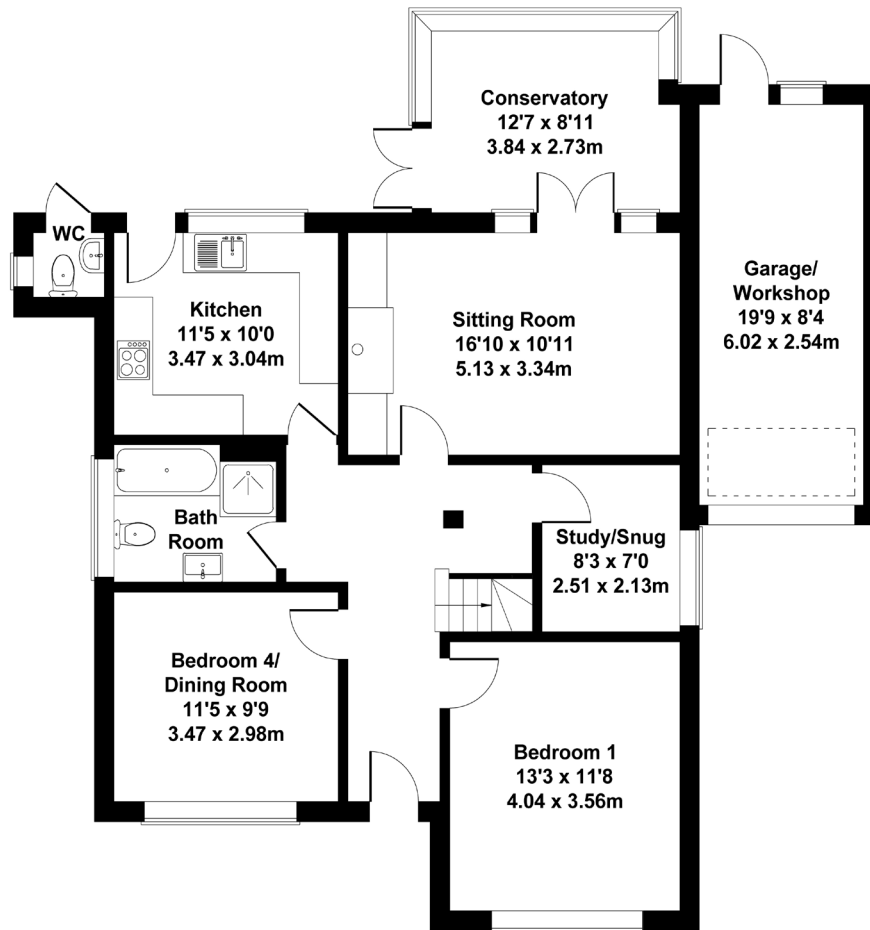
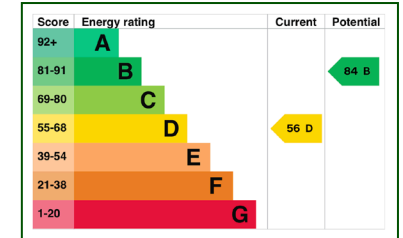
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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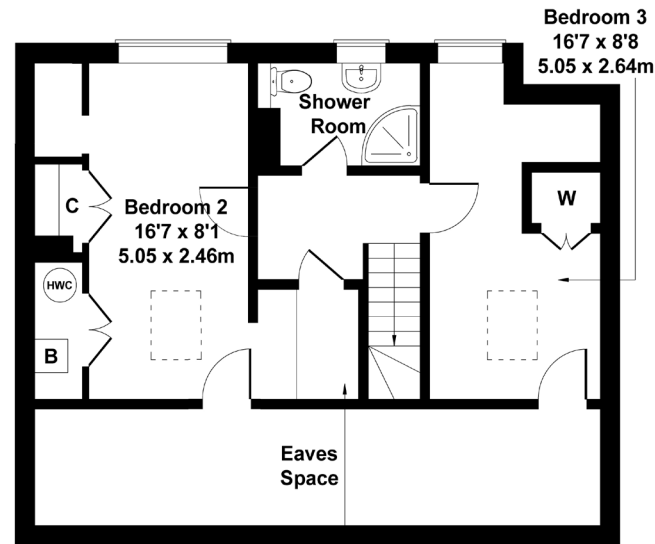
**TELEPHONE: 01797 253000 or 01580 212828**

# 19 Ghyllside Road

Approximate Gross Internal Area  
1636 sq ft - 152 sq m  
(Eaves Space)



GROUND FLOOR



FIRST FLOOR

Not to Scale.  
For Illustrative Purposes Only.

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