



**The Oak The Brook, Northiam Rye TN31 6QF**

**welcome to**

## **The Oak The Brook, Northiam Rye**

The Brook is a private enclave of 34 new homes in the pretty village of Northiam, a rural valley of the River Rother. Enjoy life in the green countryside, yet just a short journey from the fishing boats and galleries of Hastings Old Town or the beaches of Camber Sands.

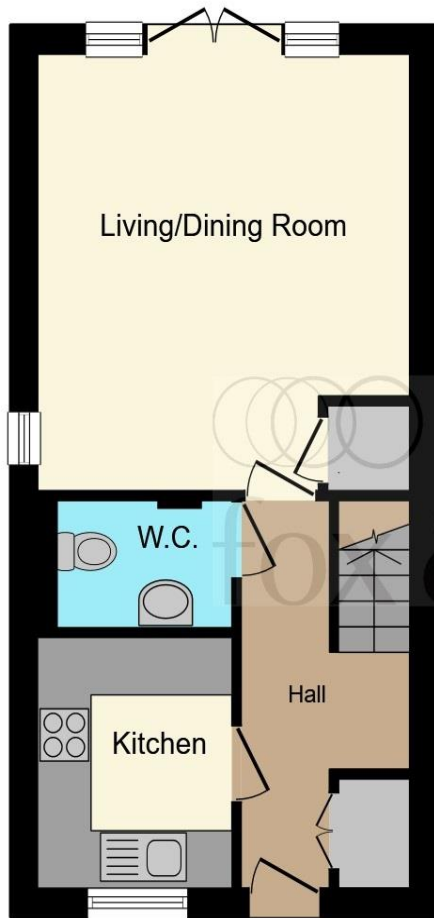
The homes are designed to bring contemporary style, with traditional joinery and finished to a high specification. All houses come with fully fitted kitchens, integrated appliances, handleless soft close cabinets, fitted bathrooms with ceramic tile flooring, heated towel rails and over bath showers. Also offering, en-suites and fitted wardrobes in some of the bedrooms.

With Amtico wooden flooring throughout the ground floors of the properties and carpet in all bedrooms and landing on the first floor. All plots offer a spacious rear garden and off-street parking.

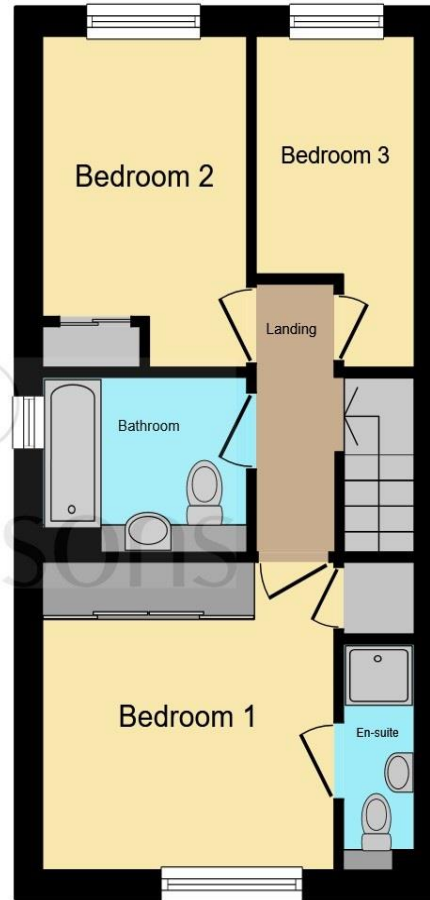
Put down roots for the long-term in a home designed with wellness in mind, with an abundance of wildlife and walks on your doorstep. Enjoy a quieter pace of life in an area rich with local history, a community focused school and a choice of local public houses and produce.

Spent refreshing weekends by the coast or rambling the local nature reserve. For meeting friends further afield, venture just 8 miles from your leafy surrounds to





**Ground Floor**



**First Floor**

**Entrance Hall**

**Storage Cupboard**

**Kitchen**

7' 1" x 8' 7" ( 2.16m x 2.62m )

**Cloakroom**

**Living / Dining Room**

14' 6" x 16' 6" ( 4.42m x 5.03m )

**Stairs To First Floor Landing**

**Master Bedroom**

11' 1" x 10' 10" ( 3.38m x 3.30m )

**En Suite**

**Bathroom**

**Bedroom Two**

7' 1" x 12' 8" ( 2.16m x 3.86m )

**Bedroom Three**

7' 2" x 12' 11" ( 2.18m x 3.94m )

**Private Rear Garden**

**Off Road Parking**

Total floor area 72.7 m<sup>2</sup> (783 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## The Oak The Brook, Northiam Rye

- THREE BEDROOM TERRACED HOME
- SITUATED IN THE QUIANT RURAL VILLAGE OF NORTHIAM
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- OFF ROAD PARKING
- LOCAL COMMUNITY BOASTING A SCHOOL, PUBLIC HOUSE AND PRODUCE

Tenure: Freehold EPC Rating: Exempt

**£350,000**



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Property Ref:  
HAS121748 - 0005

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Please note the marker reflects the  
postcode not the actual property