



Peter
Buswell
Independent Family Estate Agents

Quietly Positioned On A No Through Road in Northiam
£700,000

4 2 1



Welcome to this fantastic four-bedroom detached family house nestled in the popular village of Northiam. As you enter, you are greeted by a high-ceiling entrance hall, which enhances the natural light and boasts a central staircase that adds a touch of elegance to the space.

The ground floor offers two generously sized bedrooms and a pristine bathroom, providing ample accommodation. The layout flows seamlessly into a U-shaped living area, creating an inviting space for relaxation and entertainment. This area effortlessly connects a modern fitted kitchen with a breakfast bar and dining area to a spacious living room, ideal for hosting gatherings or enjoying family meals.

Upstairs, you'll find two additional bedrooms one with an ensuite shower, offering privacy and comfort.

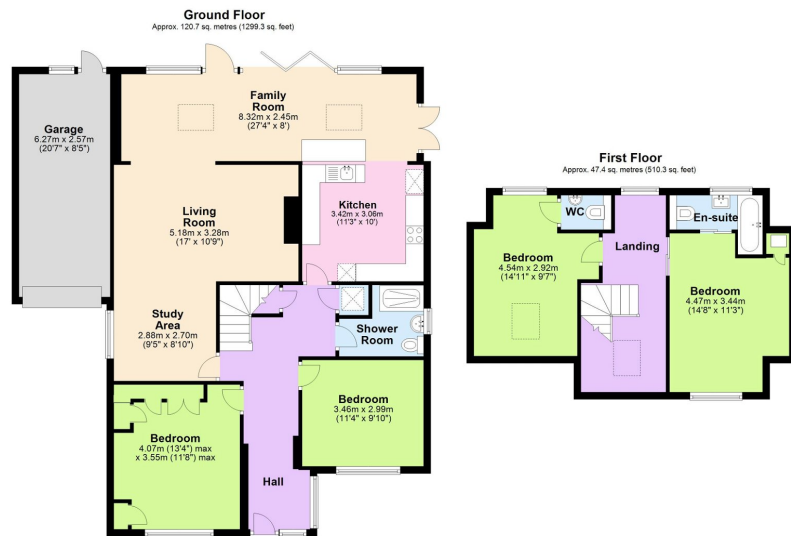
Outside, the property features a picturesque rear garden, complete with a charming patio seating area shielded by a pergola. Whether you're enjoying a morning coffee or hosting a summer barbecue, this tranquil outdoor space is perfect for unwinding or entertaining guests.

With a garage and a large driveway, parking will never be an issue, providing convenience and peace of mind for homeowners.

If You Live Here: Residents of Northiam enjoy the quintessential village lifestyle with modern conveniences at their fingertips. The village boasts a good primary school, perfect for families seeking quality education for their children. Additionally, a Jempsons, local store and DIY store cater to everyday needs, while an excellent doctor surgery and veterinary practice ensure healthcare needs are easily met for all.

Situated just over 14 miles away from the beach and 12 miles from the bustling town of Hastings, residents have easy access to both coastal delights and urban amenities. Whether you're craving a day by the sea or exploring the historical charm of Hastings, Northiam offers the perfect balance of rural living and accessibility to nearby attractions.





Total area: approx. 168.1 sq. metres (1809.6 sq. feet)

- GUIDE PRICE £700,000 TO £725,000
- QUIETLY POSITIONED TO THE END OF A RESIDENTIAL NO THROUGH ROAD
- GARAGE AND DRIVEWAY OFFERING AMPLE OFF ROAD PARKING
- GENEROUS LIVING SPACE
- EPC RATING TBC
- DETACHED FOUR BEDROOM HOUSE
- PRETTY SURROUNDING GARDENS & PATIO WITH PERGOLA
- MODERN FITTED KITCHEN
- TWO BATHROOMS
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		