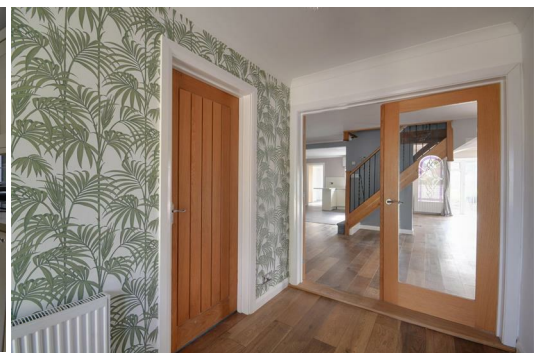




**Valencia Station Road,
Northiam, East Sussex TN31 6QL
£2,200**

Rush Witt & Wilson are delighted to offer an impressive six bedroom detached chalet style family home, located within the highly sought after Village of Northiam. Offering spacious and versatile accommodation and predominantly open plan living to the ground floor. Further benefits from being in walking distance to the popular Village amenities including two convenience stores, well regarded bakery and hardware store. EPC rating D. COUNCIL TAX BAND: F

Accommodation comprises: Entrance hallway leading through double doors to the living / dining space with beautiful flooring, a stylish shaker style kitchen / breakfast room with integrated appliances, boot room with utility further laundry and WC, Gym or office. A particular feature is a generous ground floor bedroom with double bay window with access to the ground floor bathroom with large feature walk in shower. To the first floor are five principle bedrooms to include a double aspect master bedroom with Juliette balcony, dressing room and en-suite shower room facilities in addition to the main family bathroom suite. Outside the property benefits from a full width paved seating terrace with steps to an open area of lawn, a covered timber deck and barbecue area. To the front offers ample off road parking over an extensive shingled driveway. Terms: £2200 deposit. 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01797) 253555. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP00269



Front
Entrance hall
Bedroom 2
Lobby
Shower room
Living / Dining room (L-shaped room)
Kitchen / breakfast room
Lobby
Utility room
WC
Laundry room
Gym / Office
Stairs and landing
Bedroom 1
Dressing room
En-suite shower room
Bedroom 5
Bedroom 3
Bedroom 6 / Office
Bedroom 4

Family bathroom

Rear garden

Agents note

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area at low or very low risk of flooding.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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