

**RUSH  
WITT &  
WILSON**



**6 The Paddock, Northiam, East Sussex, TN31 6QF.  
£299,950 Freehold**

**A well presented three bedroom mid-terraced home located within a quiet residential position of Northiam Village set within walking distance to the popular amenities. Accommodation comprises a generous 23ft living / dining room, well appointed kitchen, two spacious first floor double bedrooms, further single bedroom or optional office and main family bathroom suite. Outside enjoys a private a low maintenance rear garden with paved terrace and area of lawn with planted borders. The property offers on street parking and single garage en-bloc. The property offers immediate access to a choice of excellent walking routes and just minutes from the well renowned Great Dixter House & Gardens. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.**



**Front**

Front garden laid to lawn with concrete path leading to a covered entrance, external light, obscure glazed UPVC front door with matching sidelight window to reception hall, outside storage cupboard via painted door complete with power supply and shelving.

**Reception hall**

6'4 x 5'8 (1.93m x 1.73m)

Carpeted flooring, straight run carpeted staircase to first floor landing, pendant light, radiator, power and phone point.

**Living / dining room**

23'7 x 13'7 max narrowing to 8'4 (7.19m x 4.14m max narrowing to 2.54m)

Internal door, carpeted flooring, UPVC full height window to front aspect, radiator, further UPVC to dining end, space for table and chairs, further radiator, internal door to kitchen, under stair storage cupboard via low level door, variety of power points, TV point.

**Kitchen**

14'4 x 8' (4.37m x 2.44m)

Internal door, slate tile effect vinyl flooring, UPVC window to rear aspect, part-glazed external door to side elevations, floor mounted oil-fired boiler, ceiling lights, space for freestanding fridge / freezer, larder cupboard with shelving, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated counter tops, single stainless basin with drainer and taps, tile splashbacks, under counter space for washing machine, integrated slimline dishwasher, inset four ring electric Beko hob with fitted extractor canopy and light over, fitted under counter oven and grill, further under counter space for fridge, variety of above counter level power points, light.

**Stairs and landing**

Carpeted staircase and landing with access panel to a part-boarded loft space over, airing cupboard housing the hot water cylinder and slatted shelving, radiator, power point and light.

**Bathroom**

7'6 x 5'4 (2.29m x 1.63m)

Internal door, tile effect vinyl flooring, ceramic wall tiling, obscure UPVC window to rear elevations, push flush WC, pedestal wash basin, chrome

heated towel rail, p-shape shower bath suite with shower screen, ceiling light.

**Bedroom 2**

11' x 8'9 (3.35m x 2.67m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, power points, light.

**Bedroom 1**

12'4 x 10' (3.76m x 3.05m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, power points, light.

**Bedroom 3**

9'4 x 6'4 (2.84m x 1.93m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, power points, light.

**Rear garden**

Private rear garden enjoying a paved seating area with step to a level area of lawn enclosed by part panelled and picket fencing, planted shrub borders, oil-tank enclosed by high level panelled fencing, low level gate and path leading to garage en bloc.

**Garage en bloc****Services**

Oil-fired central heating system.

Mains drainage.

Local Authority - Rother District Council. Band C.

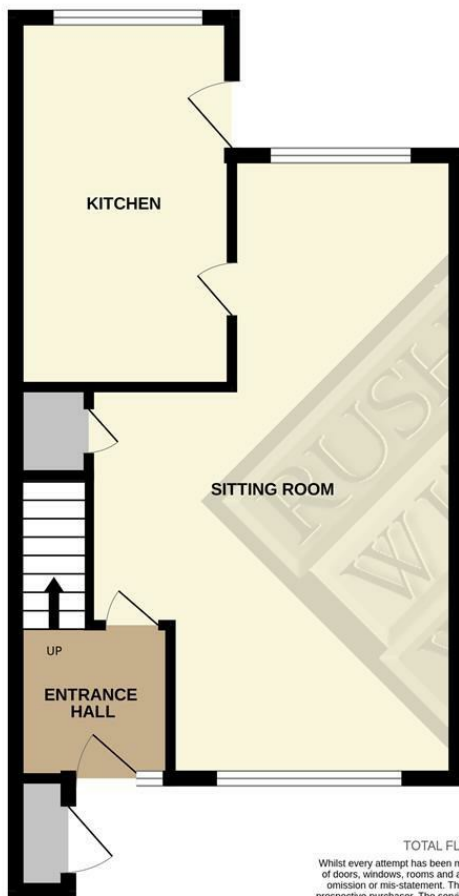
**Agents note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

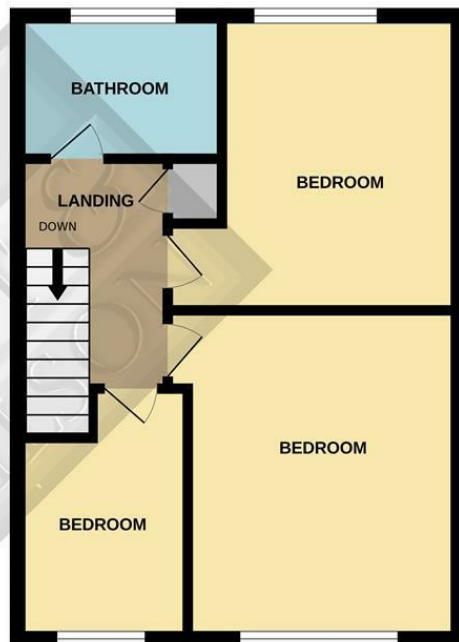




GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	89		
	58		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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