

**RUSH
WITT &
WILSON**



**Brooklyn, Station Road, Northiam, East Sussex, TN31 6QL.
£625,000 Freehold**

CHAIN FREE - A beautifully presented and incredibly spacious four bedroom detached family home having been extended and stylishly renovated to the highest of standards. Located within the highly desirable village of Northiam this delightful home enjoys a well-lit and open plan living space to the ground floor comprising a stunning triple aspect 33ft kitchen / dining room, separate utility / shower room, WC, double aspect main living room and ground floor bedroom optional playroom / office. To the second floor enjoys a galleried landing with vaulted ceiling serving four principal bedrooms to include a generous master with built in wardrobes and en-suite shower room, 18ft second bedroom, further double, contemporary main bathroom suite and additional single bedroom / study. Outside enjoys a private rear garden with twin composite decked terraces providing the ideal alfresco dining or entertaining areas and level area of lawn with planted borders. To the front provides ample off road parking. The property is located within walking distance to the popular Village amenities including two convenience stores, well regarded bakery and hardware store ,award winning doctors surgery, dentist and opticians. Further High street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye.



Front

Shingled driveway enclosed by established hedgerow and planted Photonia, front garden laid to lawn enclosed by mature boundaries, high level close board gate leading to rear garden, further high level gate to eastern elevations with access to rear, external lighting, covered entrance with pitched exposed joinery, flagstone flooring, anthracite composite front door with column viewing pane.

Reception hallway

Engineered Oak flooring, anthracite column radiator, ceiling downlights, heating thermostat, turned carpeted staircase with Oak handrail, galleried landing from first floor, cupboard space below via Oak door, further double built in cupboards via painted doors complete with shelving, further anthracite column radiator.

Living room

15'9 x 12'4 (4.80m x 3.76m)

Internal Oak linear door, engineered Oak flooring, windows to front and side elevations, two anthracite column radiators, feature fireplace recess with Oak bressumer over, variety of power points with USB charge ports, TV point, pendant lighting.

Bedroom 5 / Reception 2

13'7 x 10'8 (4.14m x 3.25m)

Internal Oak linear door, engineered Oak flooring, French doors to rear aspect, window to side, anthracite column radiator, built in wardrobes complete with hanging rails and shelving over, variety of double power points, pendant light, phone and TV points.

WC

Internal linear Oak door, engineered Oak flooring, combination vanity unit comprising push flush WC and basin, tile splashback, recessed eye cupboards with mirrored doors, ceiling downlights and extractor fan.

Kitchen / dining room

33'3 x 13'2 (10.13m x 4.01m)

Open plan triple aspect room with windows to front and side aspects, additional French doors with sidelight windows to rear aspect, raised skylight window to dining end, internal Oak door to utility room, ceiling downlights, two anthracite column radiators, variety of power points, TV and phone points, fitted cast iron gas stove over a slate hearth. Kitchen

end hosts a variety of matching base and wall units with anthracite shaker style doors with brass door furniture beneath Oak block counter tops, variety of eye level display cabinets and Oak plate racks, soft closing cutlery and pan drawers, space for freestanding fridge / freezer, fitted Rangemaster 90 double oven with five ring burner, decorative tile splashbacks and contemporary extractor over, matching island unit with Oak block counter top incorporating breakfast bar, space for dishwasher below, under mounted one and half composite basin with brass rinser tap.

Utility / Shower room

9'2 x 7'9 (2.79m x 2.36m)

Internal Oak door, wood effect LVT flooring, windows to rear aspect, part-glazed external door to side, ceiling downlights, shower enclosure with bi-folding door, stone effect shower panelling and contemporary mixer, wall mounted Worcester gas boiler, wall mounted consumer unit, mega flow pressurised system, space for freestanding fridge freezer, plumbing for washing machine and tumble dryer, fitted base units with shaker style doors beneath Oak block counter tops, inset composite basin with drainer and tap, power points, extractor fan.

Stairs and landing

Turned carpeted staircase with Oak handrail, galleried landing with window to rear aspect, pendant light, column radiator, power points.

Bedroom 1

14'3 x 12'4 (4.34m x 3.76m)

Internal Oak door, carpeted flooring, window to front aspect, two anthracite radiators, internal Oak door to en-suite shower room, light, power points, TV and phone point, variety of built in storage cupboards and wardrobes via Oak doors.

En-suite shower room

6'9 x 3'2 (2.06m x 0.97m)

Internal bi-folding door, marble effect floor tiling, push flush WC, towel radiator, freestanding basin with tile splashbacks and wall mounted LED lit mirror, shower enclosure with concealed mixer and rainfall shower head, rinser attachment.

Bedroom 2

18'3 x 8'8 (5.56m x 2.64m)

Internal Oak door, carpeted flooring, dormer window to front aspect with radiator below, light, power points with USBC charge ports, TV and phone points.

Bathroom

9'8 x 8'4 (2.95m x 2.54m)

Internal Oak door, marble effect floor tiling, window to rear aspect with rural vista to the Rother Valley, p-shaped shower bath suite with shower screen, concealed mixer and large rainfall head, push flush WC, wall hung vanity unit with twin pull out drawers below, towel radiator, wall mounted anti-mist mirror with digital clock display.

Bedroom 3

10'4 x 10' (3.15m x 3.05m)

Internal Oak door, carpeted flooring, Velux style window to rear aspect, anthracite radiator, power points, phone and TV point, light, low level eaves storage cupboard, built in cupboard via Oak door with shelving.

Bedroom 4 / Study

11'9 narrowing to 6'6 x 9'1 (3.58m narrowing to 1.98m x 2.77m)

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

Rear garden

Full width composite decking terrace providing a pleasant alfresco dining or entertaining area, level area of lawn enclosed by high level close board fencing, high level gates to each side elevations, external lighting, tap and power point, variety of planted evergreen shrubs and bush roses, external door to utility / shower room.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

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
1083 sq.ft. (100.6 sq.m.) approx.

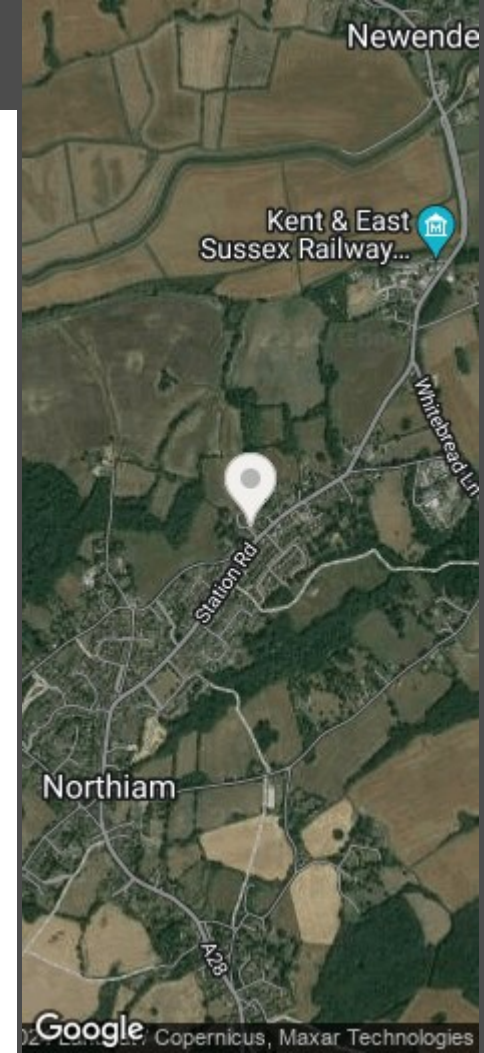


1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 1866 sq.ft. (173.4 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 ₂) Rating	
Current	Potential	Current	Potential
75	84		

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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