

**RUSH  
WITT &  
WILSON**



**Wayside, Station Road, Northiam, East Sussex, TN31 6QL.  
£579,995 Freehold**



**A spacious and well presented three bedroom detached 1930's bungalow with within private and established gardens to 0.25 acre located within the highly desirable Village of Northiam. Accommodation comprises two well two generous bedrooms to the front each with feature bay windows and fitted plantation shutter blinds, third double bedroom and further study, well appointed main bathroom suite, open plan 18ft kitchen / dining room and stunning main living room extension with vaulted ceiling, stylish sash casement windows and fitted wood burning stove. Outside enjoys an incredibly private rear garden with Indian Sandstone paved terrace, sleeper edged Koi pond and main body of lawn hosting a variety of established trees extending to a woodland garden with shed to open end. To the front offers ample off road parking via a private five bar gated entrance extending to a covered car port. 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**

Property accessed from main road via private five bar gated entrance, block paved driveway providing ample off road parking, garden laid to lawn enclosed by high level hedgerow to front, high level gate to side, specimen Pine trees, dwarf conifers and rhododendrons, external lighting, high level double doors to car port.

**Entrance hall**

One over three front door with obscure viewing pane, decorative tile flooring, anthracite radiator, ceiling light, power point, access panel to loft over.

**Bedroom 1**

13'3 x 11' (4.04m x 3.35m)

Internal door, carpeted flooring, UPVC bay window to front aspect with fitted plantation shutter blinds, radiator, power and phone point.

**Bedroom 2**

14' x 11' (4.27m x 3.35m)

Internal door, carpeted flooring, UPVC bay window to front aspect with fitted plantation shutter blinds, radiator, light, power and phone point.

**Bedroom 3**

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

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

**Bathroom**

5'9 x 5'9 (1.75m x 1.75m)

Internal door, ceramic tile flooring, Velux style window to rear aspect, ceramic wall tiling, push flush WC and pedestal wash basin, shower bath suite with central taps, shower screen and mixer, recessed downlights, extractor fan and heated towel radiator.

**Kitchen / dining room**

18'8 x 16'4 narrowing to 10'4 (5.69m x 4.98m narrowing to 3.15m)

Internal door from hall, ceramic tile flooring, open access to living room to rear, pendant and recessed downlighters, space for dining table and chairs, UPVC window to rear, external glazed door to side elevations, internal door to study, power points. Freestanding kitchen with space for range style oven, dishwasher and fridge / freezer, laminated counter top with inset one and half ceramic basin with drainer and tap.

**Living room**

15'3 x 9'6 (4.65m x 2.90m)

Open access from kitchen / dining room, vaulted ceiling with exposed joinery and pendant lighting, carpeted flooring, fitted cast iron wood burning stove over a flagstone hearth, UPVC sash casement windows and French doors leading to the rear garden and terrace, power points.

**Study**

11' x 8'8 (3.35m x 2.64m)

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

**Garden**

Privately enclosed rear garden with Sandstone paved terrace led from the rear elevations, aggregate terrace to side with sleeper edged Koi pond, external door to rear of garage, terrace leads to a level area of lawn enclosed by a combination of established hedgerow and high level fencing hosting a variety of flowering shrubs and specimen trees, path to side with high level gate to front elevations, external lighting and tap, garden shed and woodland garden to one end with compost area.

**Covered car port**

21'3 x 9'3 (6.48m x 2.82m)

High level double doors to front, external door to rear, power points, plumbing for appliances, lighting.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council - Band D.

**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.

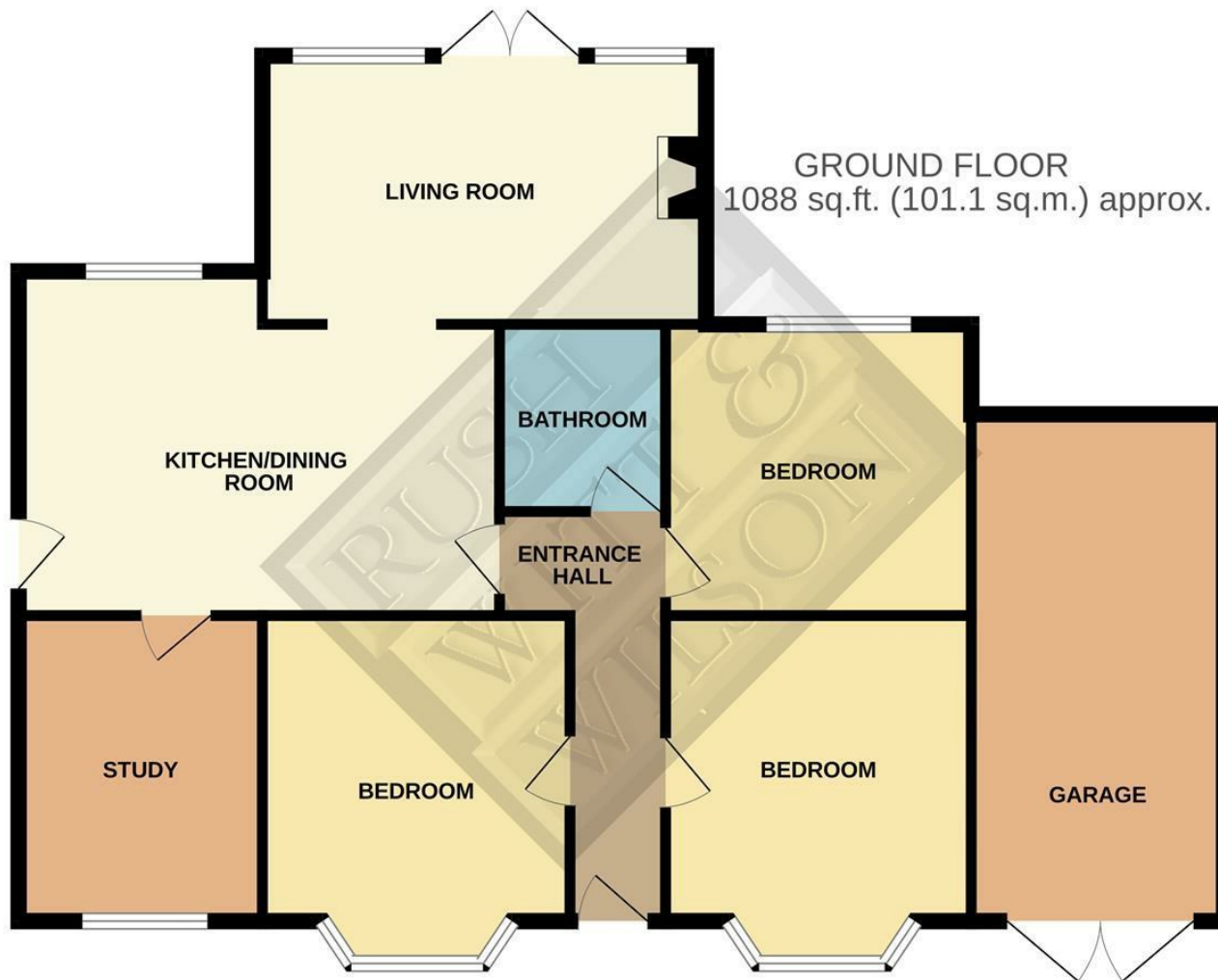








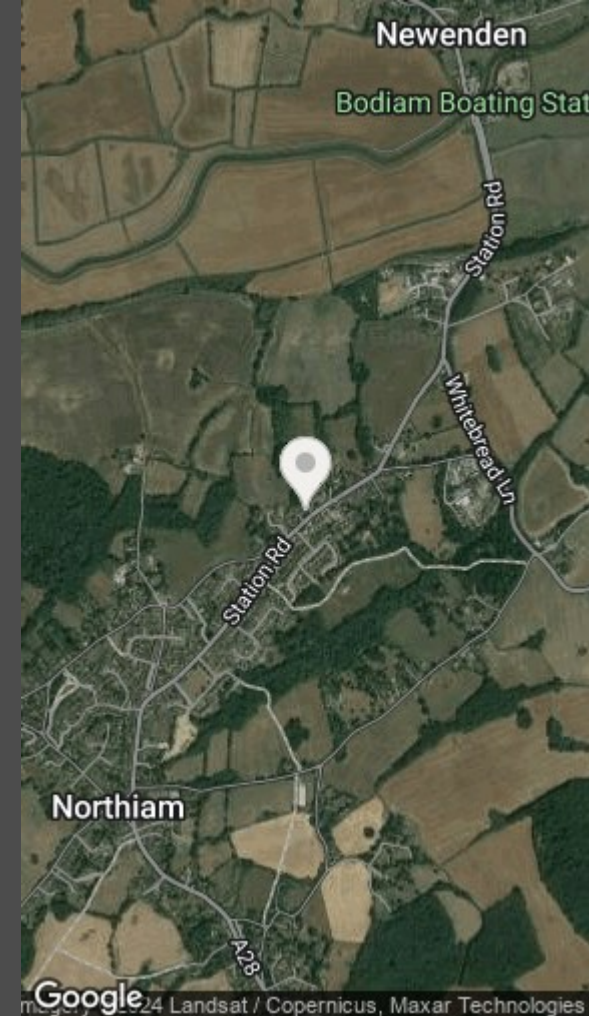




GROUND FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.

TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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 |
| 69                       | 83        |  |           |

Energy Efficiency Rating scale (A-G):  
 A (92 plus) - Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) - Not energy efficient - higher running costs

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):  
 A (81-91) - Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (69-80)  
 C (55-68)  
 D (39-54)  
 E (21-38)  
 F (1-20) - Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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