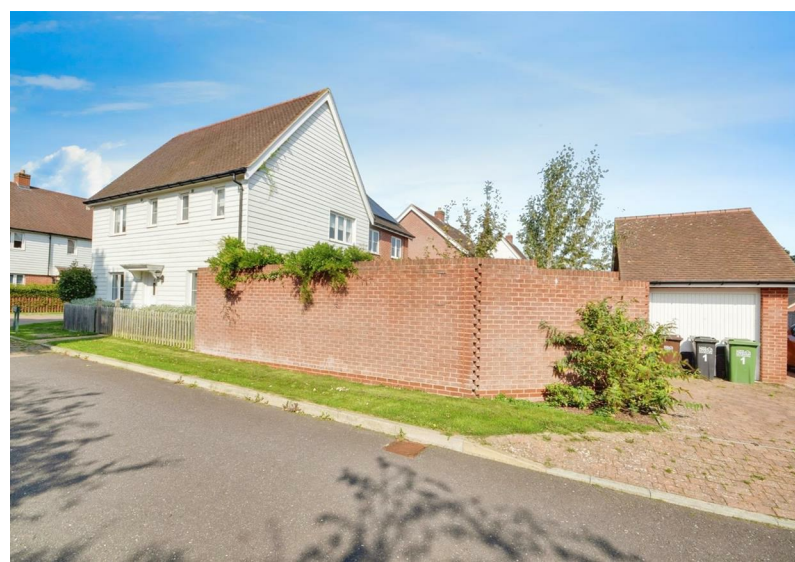


**RUSH
WITT &
WILSON**



**1 Seven Acre View, Northiam, East Sussex, TN31 6FB.
£419,500 Freehold**

CHAIN FREE - An exceptionally well presented three bedroom attached family home located within a quiet residential development of Northiam Village enjoying doorstep access onto woodland and open countryside walks. Constructed in 2017 with remaining 3 year NHBC, this delightful home enjoys both spacious and well-lit accommodation throughout comprising an 18ft double aspect fitted kitchen / breakfast room with separate utility room and ground floor WC and further double aspect living room with French doors to a the private garden. First floor accommodation enjoys a generous master bedroom with en-suite shower room and built in wardrobes, further well-lit double bedroom, further single or optional office and well appointed family bathroom suite. Outside provides a privately enclosed and part-walled rear garden with paved seating area, planted borders with access to a private driveway providing off road parking and 19ft garage with power and lighting. The property provides immediate access to a network of excellent walking routes and striking to 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 approached via pedestrian picket gate with path leading to a covered entrance with external lighting, planted shrub borders enclosed by picket fencing.

Entrance hall

Composite front door with viewing pane, wood effect laminate flooring, radiator, straight run carpeted staircase to first floor accommodation, light, power point.

Kitchen / breakfast room

18'4 x 9'4 (5.59m x 2.84m)

Internal door, wood effect vinyl flooring, UPVC window to front aspect with radiator below, two further UPVC windows to the side aspect, space for dining table and chairs with pendant light over, radiator. Kitchen hosts a variety of fitted base and wall units with contemporary doors beneath wood effect laminated counter tops with matching upstands, inset one and half stainless bowl with drainer and tap, above counter level power points, integrated dishwasher, fitted Electrolux oven with inset four ring gas burner over, stainless steel splashback and fitted extractor canopy with light over, wall unit housing the Ideal gas combi boiler, integrated tower 50/50 fridge / freeze, internal door to utility room.

Utility room

6'3 x 5'2 (1.91m x 1.57m)

Internal door, wood effect vinyl flooring, radiator, internal door to WC, base unit with laminated counter top and space for washing machine and tumble dryer below, light, power points.

WC

Internal door, wood effect vinyl flooring, push flush WC, pedestal wash basin, radiator, light and extractor.

Living room

18'5 x 10'2 (5.61m x 3.10m)

Internal door, wood effect laminate flooring, UPVC window to front aspect with radiator below, external French doors to side elevations leading to gardens, radiator, wall hung log effect electric fire, variety of power points, light, TV point.

Stairs and landing

Straight run carpeted staircase and landing, access panel to loft over, radiator, ceiling downlights, power point, fitted cupboard with slatted shelving,

Bedroom 1

18'6 x 10'4 narrowing to 6'1 (5.64m x 3.15m narrowing to 1.85m)

Internal door, wood effect laminate flooring, UPVC window to side aspect with radiator below, further window to front with radiator below, built in wardrobes, internal door to en-suite shower room, power and TV point, light.

En-suite shower room

7'2 x 3'9 (2.18m x 1.14m)

Internal door, obscure UPVC window to front, ceiling light and extractor fan, push flush WC and pedestal wash basin, shower enclosure via screen door with mixer, radiator.

Bedroom 3

9'2 x 7'5 (2.79m x 2.26m)

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

Bedroom 2

10'7 x 9'2 (3.23m x 2.79m)

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

Family bathroom

7'2 x 6'2 (2.18m x 1.88m)

Internal door, stone effect vinyl flooring, obscure UPVC window to front, pedestal wash basin and push flush WC, radiator, shower bath suite with mixer, light.

Rear garden

Privately enclosed and part-walled garden enjoying a bright south-east facing orientation, paved seating area with French doors from the living room, level area of lawn with feature bricked edged planted border, specimen Wisteria, paved path extending to one end with further patio and high level gate to drive and part-glazed door to garage.

Garage and parking

19'6 x 9'9 (5.94m x 2.97m)

Manual up and over door to front, external part-glazed door to side, power and lighting.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

Annual service charge applies - approximately £345 per annum.

Constructed in 2017 with remaining 3 year NHBC.

Agents note

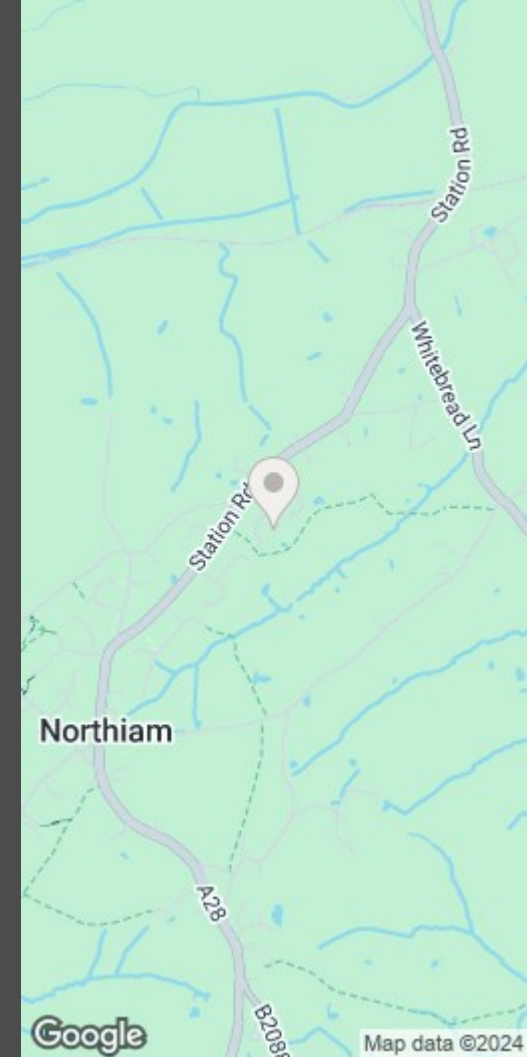
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		95	(92 plus) A
(81-91) B	84		(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	EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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