

**RUSH
WITT &
WILSON**



**26 Goddens Gill, Northiam, East Sussex, TN31 6QE.
£325,000 Freehold**

CHAIN FREE - A well presented three-bedroom mid-terraced home occupying a quiet residential position in Northiam Village, conveniently set within easy access of the popular amenities and well-regarded local primary school. Accommodation to the ground floor comprises a bright and secure entrance porch, inner hallway with storage area and spacious main living room to the front, with a generous kitchen/dining room and utility room to the rear. To the first floor are two good-sized double bedrooms, a further single bedroom or optional study, and a well-appointed family bathroom suite. Externally the property enjoys a private and well-tended rear garden with Indian sandstone paved patio and path, an area of lawn with well-stocked borders, shed, greenhouse, and rear access. To the front there is a lawned area, well-stocked borders, and unrestricted on-street parking. The property is conveniently located near the popular village amenities, including a well-regarded primary school, two convenience stores, award-winning doctors' surgery, dental surgery, opticians, popular bakery and hardware store. There is also a village hall with many thriving community clubs and a choice of excellent local walking routes. Further high street shopping is available a short drive away in Tenterden and Rye.



Entrance Porch

6'3 x 3'2 (1.91m x 0.97m)

Part-glazed UPVC door, UPVC windows to side and front, internal timber door and window to the inner hallway.

Inner Hallway

Straight run carpeted staircase with painted balustrade leading to first floor with timber handrail, radiator, wall-mounted consumer unit, storage area below the staircase.

Living Room

14'6 x 11'3 (4.42m x 3.43m)

UPVC window to the front, radiator, dado rail.

Kitchen/Dining Room

20'8 x 9'6 (6.30m x 2.90m)

Two UPVC windows to the rear aspect, double radiator, ceramic tiled flooring, space for dining table and chairs, pantry via a timber door, space for free-standing fridge/freezer, fitted base and wall units with pine doors, eye-level display cabinets, laminated counter tops with tiled splashbacks, space for free-standing cooker, inset one and a half composite bowl sink with drainer and tap, under-counter space for a washing machine.

Lobby/Utility Space

13'5 x 5'2 (4.09m x 1.57m)

Part-glazed external UPVC door to side with matching side light window, tiled flooring, double radiator, painted exposed brickwork, further window to side, laminated countertop, fitted shelving, space for free-standing fridge and freezer, wall-mounted Potterton gas boiler.

First Floor

Landing

Access panel to loft.

Bathroom

7'8 x 5'4 (2.34m x 1.63m)

Two obscured UPVC windows to the rear aspect, stone-effect vinyl flooring, heated towel radiator, airing cupboard with hot water tank and slatted shelving, floor-to-ceiling ceramic wall tiling, pedestal wash hand basin, push flush WC, P-shaped bath/shower suite with shower screen and Mira power shower, extractor fan.

Bedroom One

12'7 x 12'0 (3.84m x 3.66m)

UPVC window to the front, bespoke wardrobe and cupboard unit, radiator.

Bedroom Two

12'9 x 9'3 (3.89m x 2.82m)

UPVC window to the rear aspect enjoying a pleasant outlook to park woodland, radiator, fitted cupboard.

Bedroom Three/Study

9'6 x 9'8 (2.90m x 2.95m)

UPVC window to the front, radiator, built-in cupboard over the bulkhead with hanging rail.

Outside

Front Garden

Access via a low-level picket gate, paved path extending to the entrance porch, laid to lawn with beautifully well-stocked planted borders with perennials and bush roses, external light, enclosed by picket fencing.

Rear Garden

Private enclosed rear garden enjoying a south east-facing orientation, full width Indian sandstone paved seating area with sleeper edging, level area of lawn, host of established borders with planted flowering shrubs and bush roses, apple tree, shed and greenhouse, low-level gate with access to the rear enjoying a beautiful outlook onto woodland, external lighting.

Services

Mains gas and mains drainage.

Agents Note

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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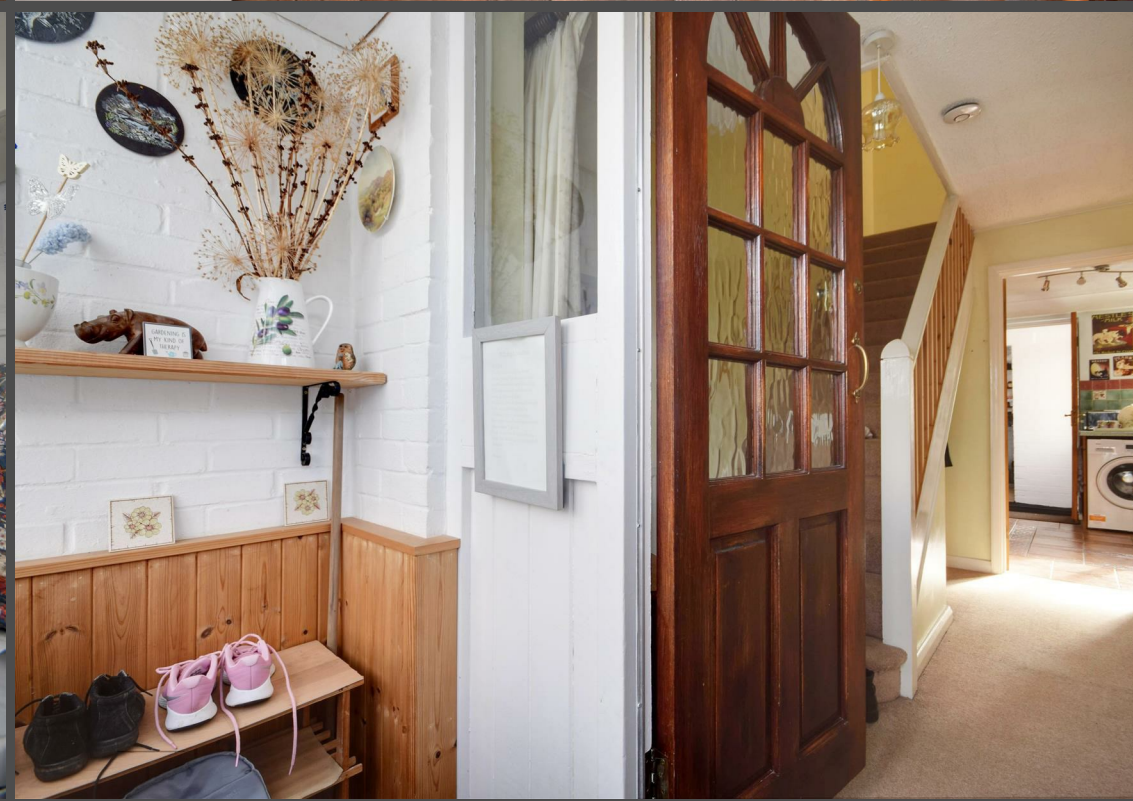
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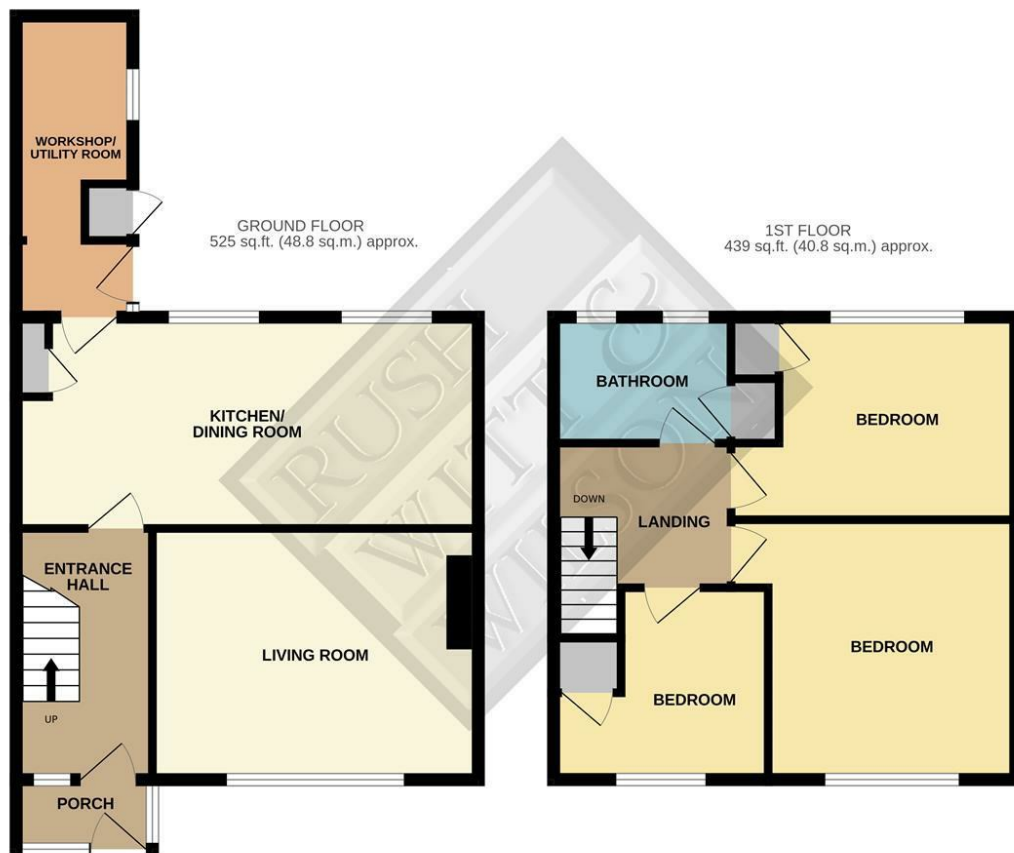
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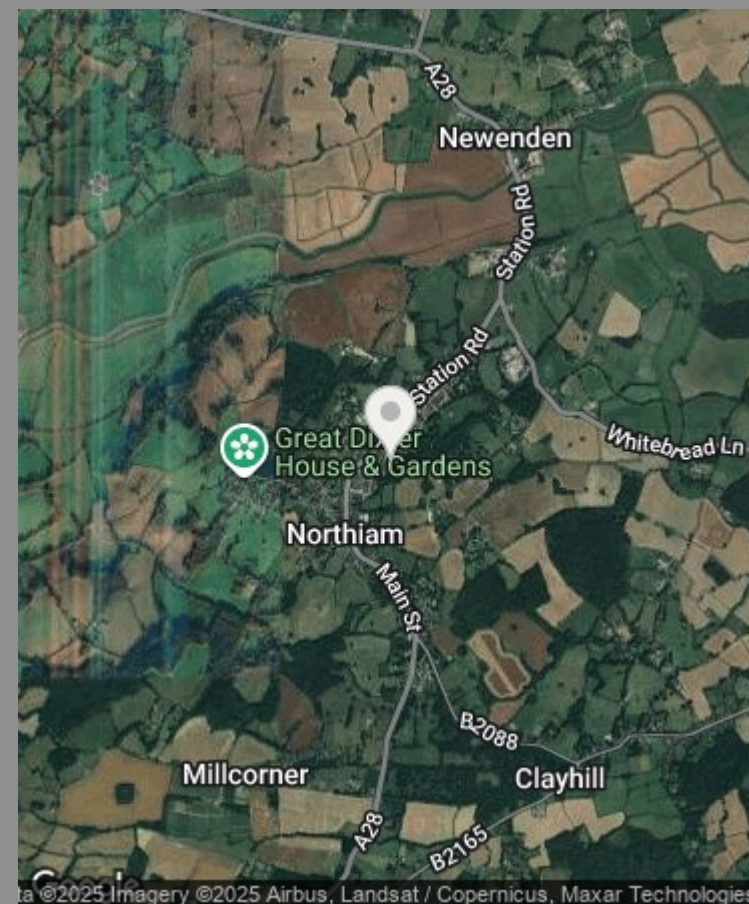






TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

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
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		
	72	80			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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