

Moloney
COUNTRY PROPERTY

SUNNY RIDGE NORTHIAM

SUNNY RIDGE, Dixter Road, Northiam, East Sussex tn31 6pe

Chain Free. A well presented, detached, South/South west facing 2 bed bungalow, conveniently located in a peaceful, private tucked away situation, close to local village amenities adjoining countryside and a short distance from Great Dixter. Light and airy accommodation including sitting room, kitchen/dining room, 2 bedrooms, both with built in wardrobes and bath & shower room. Gated, block paved drive providing parking, detached single garage, gardens to the front and side enjoying views.

Accommodation List: Entrance porch, entrance hall, sitting room, kitchen/dining room, 2 double bedrooms, bath and shower room. Driveway providing parking and giving access to detached single garage, front garden with large paved terrace, side garden. Views over adjoining countryside.





Paved terrace giving access to:

Obscure double glazed door with panels to both sides to:

ENTRANCE PORCH: Double glazed window to the front. Tiled floor. Coved ceiling. Glazed door with window alongside to:

ENTRANCE HALL: L shaped with matching doors to all rooms. Double doored cupboard with matching shelved storage cupboard alongside and cupboards above. Linen cupboard with slatted shelves and high level cupboards over. Loft hatch. Inset ceiling lights, coved ceiling.

SITTING ROOM: Double aspect room with large double glazed picture window enjoying views over the garden & window to side enjoying far reaching rural views across adjoining countryside. Exposed brick fire surround with matching brick hearth. Coved ceiling.

KITCHEN/DINING ROOM: Double aspect room, part glazed door with window to the side and twin windows overlooking the garden. Fitted with comprehensive range of white base and wall units with roll edge laminate worktop over, inset with 1 1/2 bowl single drainer composite sink

O.I.E.O. £550,000







unit. Bosch for induction hob with Beko electric fan assisted oven below, plumbing for washing machine. Shelved larder unit, under counter larder fridge & space for further appliances. Matching eye level cupboards over with over worktop lighting. Shelved larder cupboard. Inset ceiling lights. Wood effect floor.

BEDROOM ONE: Double aspect room with double glazed window to the side enjoying far reaching rural views and window to the rear. Two large built in wardrobe cupboards with hanging rails and shelves, matching cupboards over. Coved ceiling.

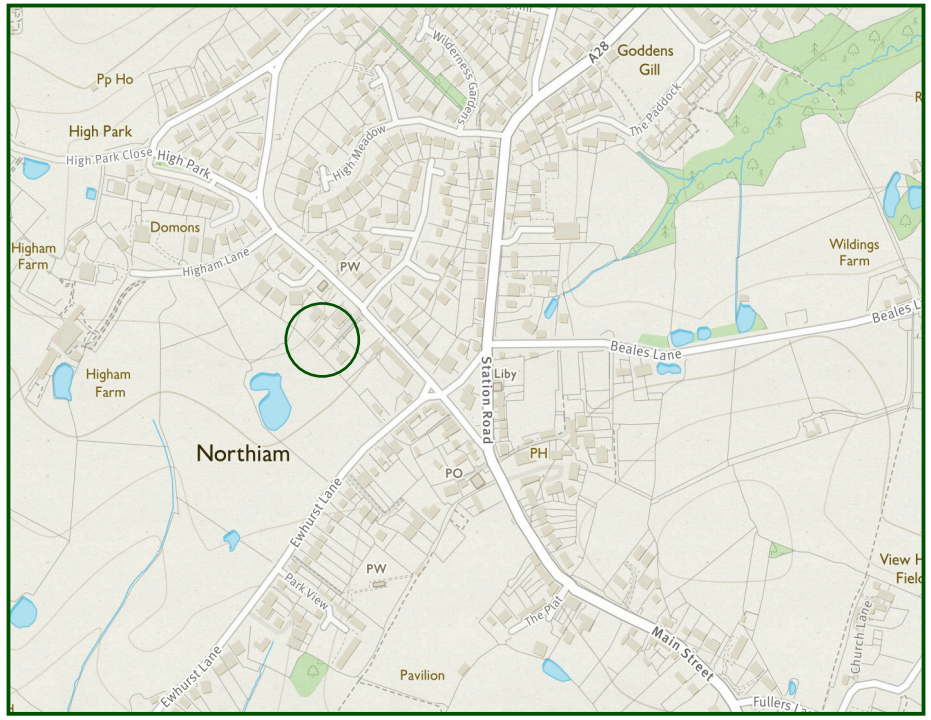
BATH AND SHOWER ROOM: Two obscure double glazed windows to the rear. Fitted with white suite comprising WC, pedestal hand basin, pine panelled bath with telephone shower over and fully tiled shower cubicle with glass door. Part tiled walls. Inset ceiling lights.

BEDROOM TWO: Double aspect room with double glazed windows to side and rear. Two built in wardrobe cupboards with hanging rails and shelves. Coved ceiling. BT point.

OUTSIDE: The property is approached from the road over part shared driveway with private gated entrance into the block paved drive providing parking and turning and giving access to the detached, brick built, single garage with remote controlled up and over door to the front, personal door to the side & window to the rear, light and power connected. The south/southwest facing gardens lie predominantly to the front and side with mature planted borders, good size area of lawn and large paved terrace, enjoying views over adjoining countryside.

AGENTS NOTE: The Heating system comprising of a wet water radiator system and oil fired boiler and storage tank has recently been decommissioned and partly removed. The vendors have had quotation's for more enviromentally friendly options including an air source heat pump system. Quotation available.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: Mains electricity, water and drainage are connected. (decommissioned oil fired central heating boiler - no storage tank present).

FLOOR AREA: 106 m^2 (1,141 ft^2) approx. incl. garage.

EPC RATING : 'E' (subject to revision due to heating system change)

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND : 'D'

TRANSPORT LINKS: For the commuter, Etchingham and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling through Northiam on the A28 towards Newenden, turn left into Dixter Rd. The drive to Sunny Ridge will be found on the left immediately opposite the turning to Northridge on the right.

What3Words (Location): ///rafters.overt.caged

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

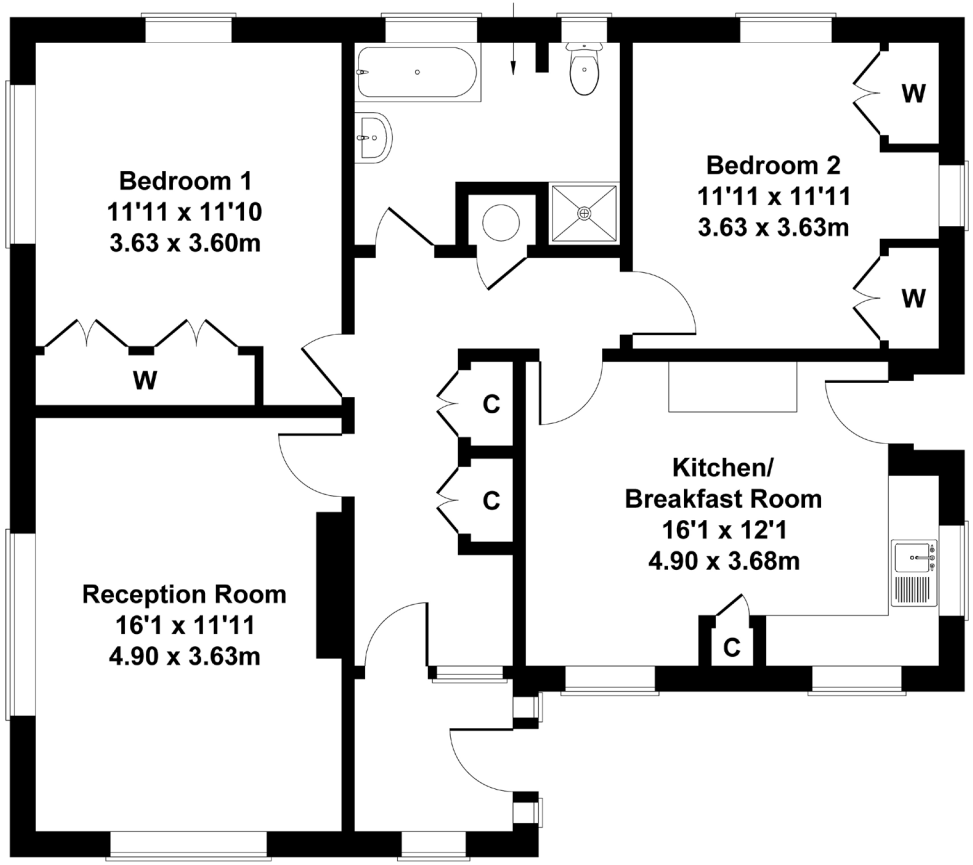
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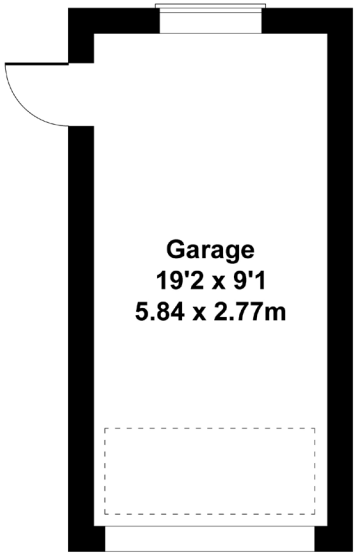
EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

Sunny Ridge

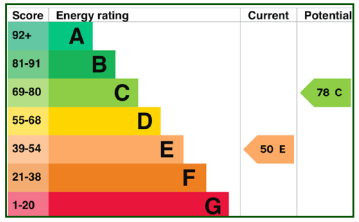
Approximate Gross Internal Area
1141 sq ft - 106 sq m





GARAGE

Not to Scale.
For Illustrative Purposes Only.



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