



**Guide Price**  
**£600,000**

**Freehold**

3x  1x  1x 

**Station Road, Northiam,  
Rye, East Sussex, TN31**

**OVER 60?**

Secure this property  
for up to **59% less!**

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Helping you move forwards

## Ground Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



## First Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 14'4 x 12'1 (4.37m x 3.69m)

Sitting Room: 14'4 x 12'0 (4.37m x 3.66m)

Kitchen/Diner: 15'10 x 12'0 (4.83m x 3.66m)

Walk in Pantry: 6'10 x 4'7 (2.08m x 1.40m)

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 12'6 (3.97m x 3.81m)

Bedroom 2: 12'11 x 12'5 (3.94m x 3.79m)

Bedroom 3: 12'4 x 12'3 (3.76m x 3.74m)

Bathroom: 9'2 x 7'9 (2.80m x 2.36m)

### OUTSIDE

Driveway

Rear Garden

Front Garden



## Main features

- Detached 3 bedroom Victorian house
- Large garden/plot with planning permission to build a 4 bedroom detached house RR/2024/1802/PIP
- Character features
- Close to local amenities
- Picturesque village location

## Nearest Schools

Primary Schools: Northiam C of E Primary 0.8 miles, Beckley C of E Primary 1.6 miles, Sandhurst Primary 2.4 miles  
Secondary Schools: Frewen College 1.0 miles, Benenden School 5.2 miles, Rye College 6.2 miles

## Transport Information

Train Stations: Appledore 9.1 miles, Headcorn 11. miles, Ham Street 11. miles

## Address

Station Road, Northiam, Rye, East Sussex, TN31

## Directions

For directions to this property please contact us.



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Call Tenterden Branch 01580 766002 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT: D(56) POTENTIAL: C(76)

14008019/20260123/DB/JW