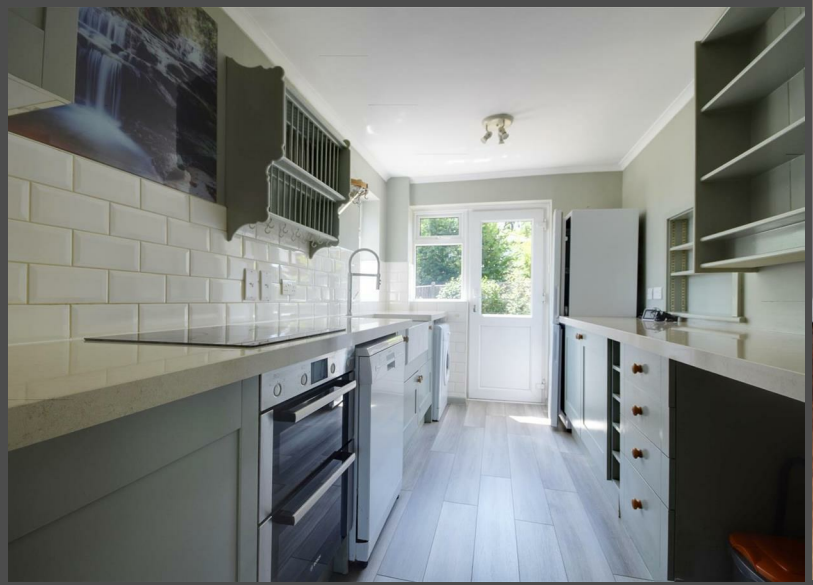


7 North Ridge, Northiam, East Sussex, TN31 6PG.
£450,000 Freehold

CHAIN FREE - A beautifully presented and incredibly spacious three bedroom detached bungalow occupying a quiet and highly sought after residential position of Northiam Village. This delightful home enjoys a bright airy living space throughout comprising a large reception hallway, generous triple aspect living room with French doors to the rear garden and fireplace with fitted woodburning stove, well appointed kitchen with access to the garden, sizeable main shower room suite, three bedrooms forming two generous doubles each with fitted wardrobes and additional single or study. Externally the property enjoys a private and well tended rear garden with full length paved terrace hosting a variety of well stocked planted shrub and rose borders. To the front enjoys off road parking and detached garage.

The immediate area offers and abundance of excellent walking routes and the property is also located with close proximity to the well renowned Great Dixer house and gardens. Northiam village benefits from two convenience stores, award winning doctor's surgery, opticians, dentist surgery, popular bakery and hardware store. Further high street shopping is available and Tenterden and Rye just a short drive away.







Front Door
Front door with decorative leaded viewing panes, full height side light windows which leads into:

Reception Hallway
Inset coir matting, built-in shelving with low level cupboard housing the electric meter and consumer units, radiator, access panel to loft, steps leading down to inner hallway.

Inner Hallway
Access panel to loft, built-in airing cupboard with slatted shelving and housing a hot water tank.

Living Room
13'3 x 23'9 (4.04m x 7.24m)
Parquet flooring, full height window to front, two radiators, further window to side, French upvc doors extending onto the rear terrace, fireplace housing a freestanding cast iron wood burning stove, further radiator with decorative cover.

Kitchen
7'4 x 14'2 (2.24m x 4.32m)
Internal part glazed door, wood effect laminate flooring, upvc window to side, part glazed upvc door to rear with side light window, fitted base and wall units with shaker style doors which sit beneath quartz countertops, under mounted Villeroy & Boch Belfast sink with rinser tap, metro wall tiling, four ring Bosch induction hob with undermounted oven and grill, space for washing machine and dishwasher, free standing fridge/freezer, countertop incorporating breakfast bar with stools below, full height cupboard housing the Worcester gas boiler.

Shower Room
10'3 x 8'3 (3.12m x 2.51m)
Wood effect LVT flooring, two obscure windows to the rear, push flush wc, marble effect wall tiling, wall hung hand basin, radiator, heated towel radiator, large walk-in shower enclosure with concealed mixer, curved shower screen, large rainfall head and rinser attachment.

Master Bedroom
10'6 x 12'7 (3.20m x 3.84m)
Laminate flooring, upvc window to front, radiator, two sets of built-in double wardrobes with hanging rails, shelving and high level cupboards above.

Bedroom Two
9'7 x 12' (2.92m x 3.66m)
Window to the rear aspect, radiator, built-in double wardrobe with hanging rail and shelf.

Bedroom Three
7'4 x 10'6 (2.24m x 3.20m)
Laminate flooring, window to front, radiator below.

Outside

Front Garden
Off road parking to the front over hardstanding for two vehicles which extends to a detached single garage, front garden laid to lawn with a concrete path extending from roadside to the main entrance, tiled steps leading to the front door.

Rear Garden
Private enclosed rear garden enjoying a south west facing orientation, full length paved seating area which extends onto a level area of lawn which is enclosed by high level close-board fencing, lawn extends to side elevations where there is a high level gate to the front, decorative plum slate borders, variety of shrub borders, planted wisterias, planted rose borders, flowering shrubs, fish pond, external tap. From the rear terrace we have a pathway which extends to the side elevations with high level gate and accessed to the detached garage.

Detached Garage
23'2 x 8'3 (7.06m x 2.51m)
External door to side, window to rear, manual door to front, light and power supply.

Services
TBA

Agents Note

Council Tax Band -

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy







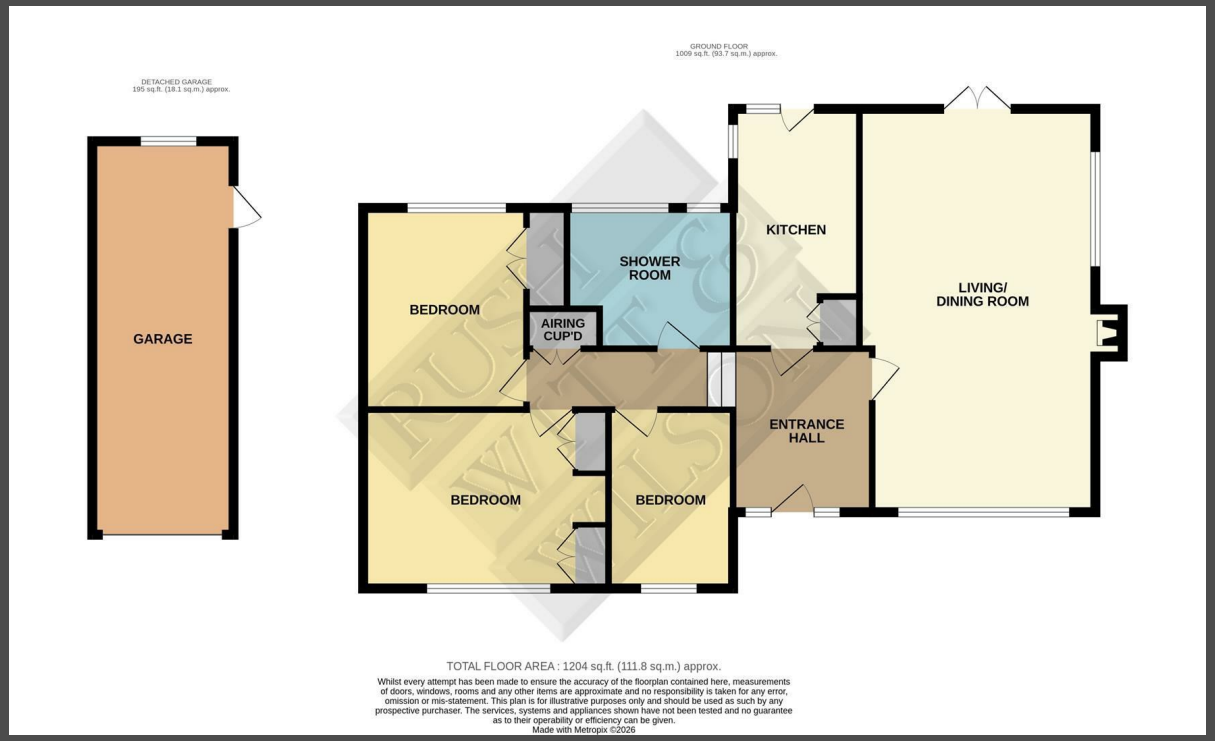




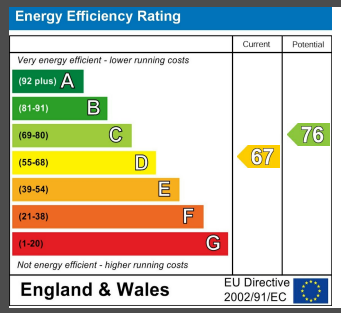


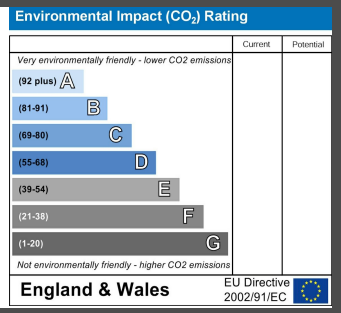












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