

**RUSH
WITT &
WILSON**



**4 Elizabeth Gardens, Northiam, East Sussex, TN31 6QZ.
£343,000 to £350,000 Freehold**

Price guide £343,000 to £350,000. A beautifully presented and newly constructed two bedroom semi-detached house located within a private and luxurious development of Northiam Village with remaining 8 year LABC guarantee. Constructed in 2023 this delightful home enjoys a stylish and contemporary living space arranged over two floors and has been finished to an exemplary standard comprising a spacious reception hall with built in cupboard space, contemporary fitted kitchen, ground floor WC and generous living / dining room with further storage and access to the rear garden. To the first floor a bright landing serves two principal bedrooms forming a spacious master with fitted wardrobes and en-suite shower room, further double to the rear and stylish main family bathroom suite. Externally the property enjoys a private and well tended west-facing rear garden with Indian Sandstone paved seating area, two garden sheds, area of lawn with planted trees and flowering shrub borders. To the front offers off road parking for two vehicles over a private driveway and further visitor parking available. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Newenden Village is also located within strolling distance offering excellent riverbank walks, Boating station with Café and pub serving food. High street shopping facilities are available and both Tenterden and Rye just a short drive away.



Covered Entrance

External light, composite front door with obscure viewing pane leading into:

Entrance Hallway

Pendant lighting, turned carpeted staircase rising to the first floor, wood effect Amtico flooring, radiator, internal door to ground floor wc, heating thermostat, cupboard housing the consumer units and lighting, open access to:

Kitchen

7'4 x 8'8 (2.24m x 2.64m)
Contemporary kitchen with upvc window to the front, recessed downlights, fitted base and wall units with contemporary stone effect laminate doors, integral fridge/freezer, four ring Bosh induction hob, undermounted Bosh oven, integral Hotpoint washer/dryer, inset single stainless steel bowl with tap, wall unit housing Ideal Logik combination gas boiler, soft closing pan and cutlery drawers, laminate low profile countertops with matching upstands, LED feature lighting.

Cloakroom/WC

3'4 x 6'5 (1.02m x 1.96m)
Wood effect Amtico flooring, radiator, concealed push flush wc with decorative stone effect ceramic tiling, wall mounted wash hand basin with cupboards below, wall mounted mirror, recessed downlights, extractor fan.

Living/Dining Room

14'8 x 14'9 (4.47m x 4.50m)
External upvc door leading onto the rear terrace and gardens with side light windows and half height openers, wood effect Amtico flooring, pendant lighting, space for dining table and chairs, radiator, under stairs storage cupboard with lighting, TV points, radiator.

First Floor

Landing

Upvc window to the side, linen cupboard, access panel to loft, carpet as laid, doors off to the following:

Bedroom One

10'5 x 14'8 (3.18m x 4.47m)
Upvc window to the rear aspect, carpet as laid, radiator, pendant lighting.

Bedroom Two

11'3 x 9'8 (3.43m x 2.95m)
Upvc window to the front aspect, carpet as laid, radiator, built in full length wardrobe with hanging rails and shelving, door through to:

En-Suite Shower Room

3 x 9'8 (0.91m x 2.95m)
Ceramic tile flooring, back to wall push flush wc, stainless steel towel radiator, wall hung basin with cupboard below and mirror, shower cubicle with ceramic wall tiling, contemporary mixer with large rainfall head and rinser, extractor fan, downlights.

Bathroom

7' x 6'3 (2.13m x 1.91m)
Ceramic tiled flooring, bath suite with shower over, shower screen, heated towel radiator, wall hung vanity with twin drawers below, back to wall wc, wall mounted mirror, recessed downlights, extractor fan, shaver point.

Outside

Front Garden

Block paved driveway to the side providing off road parking for two vehicles, the driveway extends to high level close board fence with gates leading into the rear garden, external lighting, Indian sandstone pathway from the driveway leading to the covered entrance, planted shrub borders to the front.

Rear Garden

Privately enclosed rear garden enjoying a west facing orientation, Indian sandstone paved terrace, high level gate and fence to front, two garden sheds, area of lawn with planted conifer hedgerow, trellis fencing to one end with wisteria, planted trees, flower shrub borders, external power points, external tap.

Services

The property is on mains services, mains gas and mains drainage.

Agents Note

Council Tax Band - D

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).

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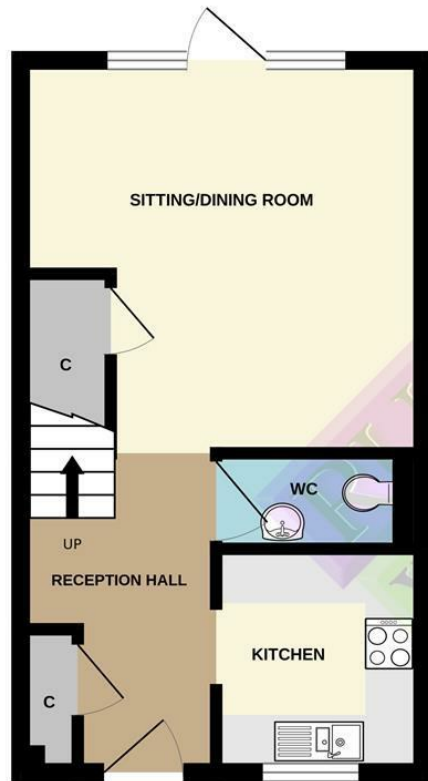
4. VAT: The VAT position relating to the property may change without notice.

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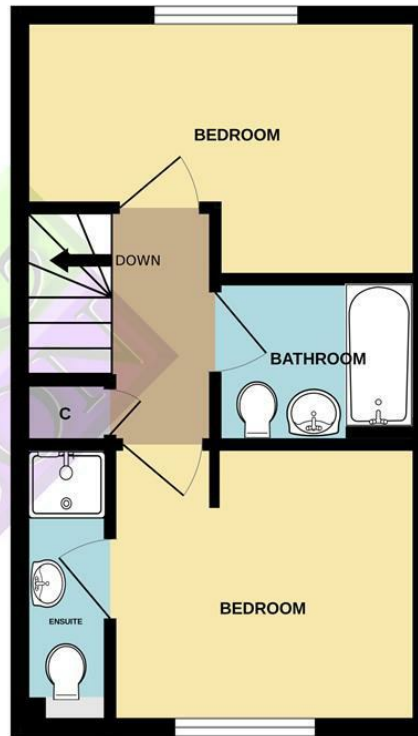




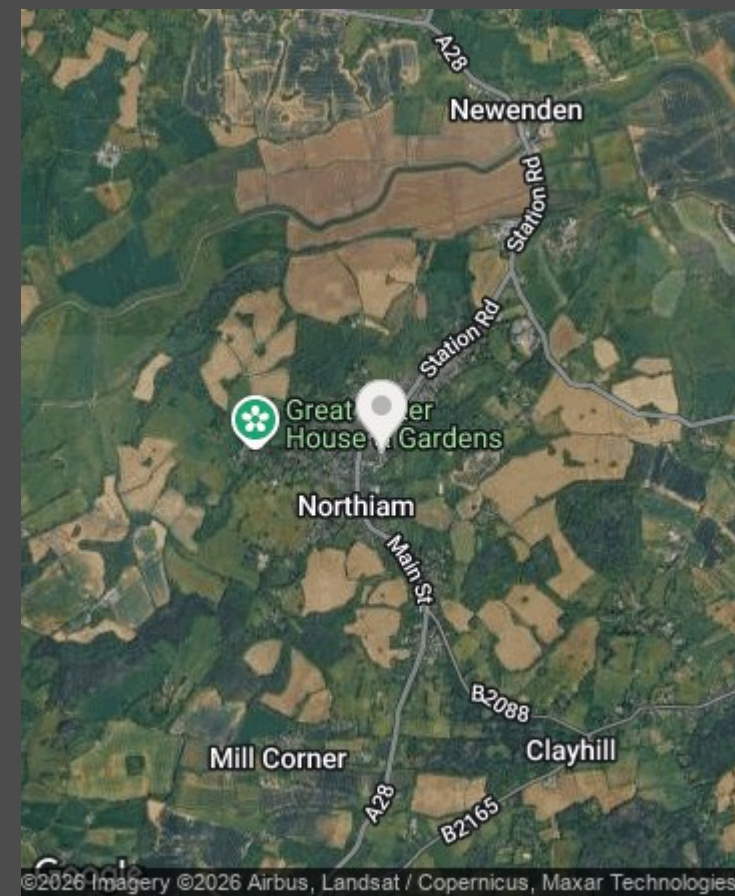
GROUND FLOOR



1ST FLOOR



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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/ECEnvironmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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