
Moloney
COUNTRY PROPERTY
6 HIGH PARK CLOSE NORTHIAM

6 HIGH PARK CLOSE, NORTHIAM, EAST SUSSEX TN31 6PH

A WELL PRESENTED, SPACIOUS 2 BEDROOM CHALET HOUSE, LOCATED ON A QUIET PRIVATE ROAD IN SOUGHT AFTER LANE LOCATION WITHIN WALKING DISTANCE OF VILLAGE AMENITIES & CLOSE TO GREAT DIXTER. SITTING ROOM, STUDY, CONSERVATORY, KITCHEN/DINING ROOM WITH SEPARATE UTILITY ROOM, 2 FIRST FLOOR BEDROOMS, BATH/SHOWER ROOM. INTEGRAL SINGLE GARAGE, AMPLE ORP, ENCLOSED MATURE REAR GARDEN. CHAIN FREE.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, STUDY, CONSERVATORY, KITCHEN/DINING ROOM, UTILITY ROOM. 2 DOUBLE BEDROOMS, BATHROOM. DRIVE PROVIDING AMPLE PARKING, INTEGRAL GARAGE. ENCLOSED REAR GARDEN. GAS CENTRAL HEATING.





Covered porch with wooden front door to:

ENTRANCE HALL: Turned staircase to the first floor. Feature circular window to the front. Matching oak doors to all rooms.

CLOAKROOM: Obscure double glazed window to the front. Fitted with contemporary suite, comprising back to wall WC and hand basin set onto double doored, white, high gloss storage unit. Tiled splash-back. Inset ceiling lights. Wood effect floor.

SITTING ROOM: Feature limestone fire surround, inset with coal effect gas fire on matching hearth. Inset ceiling lights. Opening to the study and double glazed sliding doors to:

CONSERVATORY: Double glazed windows with blinds to three sides, double opening doors leading out to the rear garden. Wood effect laminate floor. Spotlights.

STUDY: Double glazed window enjoying views over the rear garden. Fitted with desk and range of shelves. Coved ceiling.

GUIDE PRICE £525,000







KITCHEN/DINING ROOM: L-shaped room with double glazed window to the front and double doors leading out to the rear paved terrace. Kitchen fitted with range of wooden base and wall units with granite worktop over, inset with 1 1/2 bowl, stainless steel sink unit with machined drainer to side. Rangemaster cooker with glass splash-back and matching extractor/light over. Beko integrated dishwasher, wine rack, under counter larder fridge. Eye level cupboards above with over worktop lighting, inset ceiling lights. Tiled floor. Built in storage cupboard. Space for dining table. Door to:

UTILITY ROOM: Twin Velux windows to side, door leading out to the rear garden. Fitted with range of base and wall units with laminate worktop over, surface mounted ceramic bowl, tiled splash-backs. Matching tiled floor. Plumbing and space for washing machine.

Staircase with oak balustrade to the first floor, Velux window over.

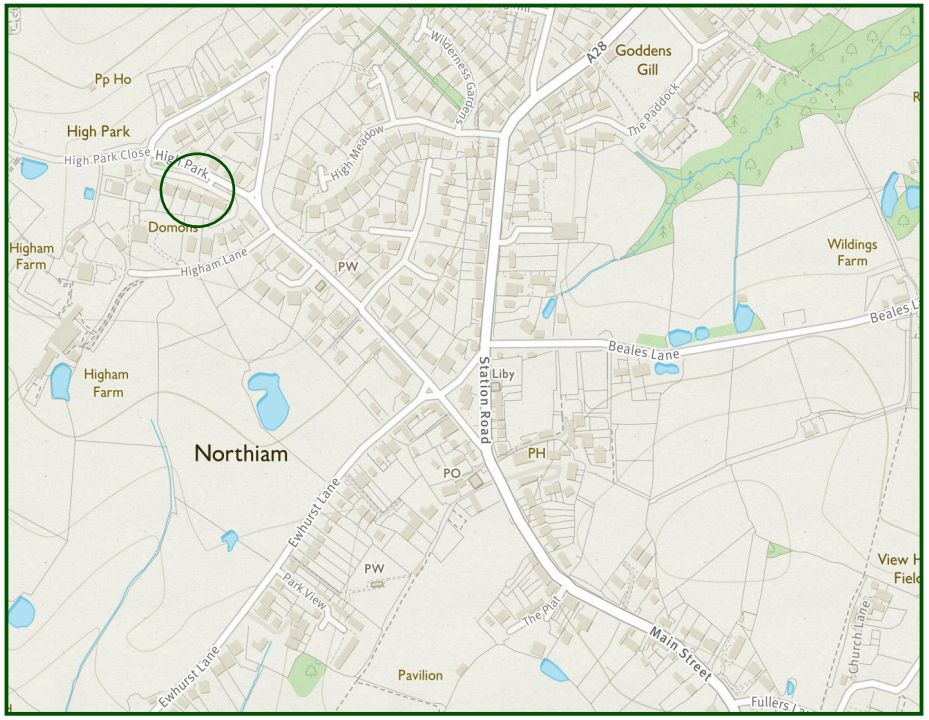
LANDING: Matching doors to all rooms. Two double doored storage cupboards, one housing Worcester gas fired boiler.

BEDROOM ONE: Triple aspect room with double glazed windows to the front, side and rear. Inset ceiling lights, part sloping ceiling. Double doored wardrobe cupboard with twin hanging rails, single cupboard alongside. Eaves storage cupboard.

BEDROOM TWO: Double glazed windows to the front and rear. Part sloping ceiling. BT point.

BATH/SHOWER ROOM: Obscure double glazed window to the front. Fitted with contemporary white suite comprising back to wall WC, semi integrated hand basin set into range of white high gloss storage cupboards with laminate surround & tile panelled bath with Aqualisa shower over, glass screen to side. Inset ceiling lights. Tiled walls. Laminate wood effect floor. Ladder style heated towel rail, mirror.





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.

OUTSIDE: The property is approached from a private road over extensive driveway providing ample parking and giving access to the integral single garage with planted borders. Gated access leads to the rear garden, which is hedged and fenced to all sides enjoying a tree lined backdrop, with large area of paved terrace for alfresco dining, an area of level lawn with planted beds and borders.

SERVICES: All main services are connected. Gas-fired central heating.
FLOOR AREA: 120 m^2 (1,291 ft^2) approx.
EPC RATING : 'D'
LOCAL AUTHORITY: Rother District Council.
COUNCIL TAX BAND : 'E'

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. High Park Close will be found on the left, No. 6 is ahead to the right.

What3Words (Location): ///quicker.scarf.fluctuate

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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