

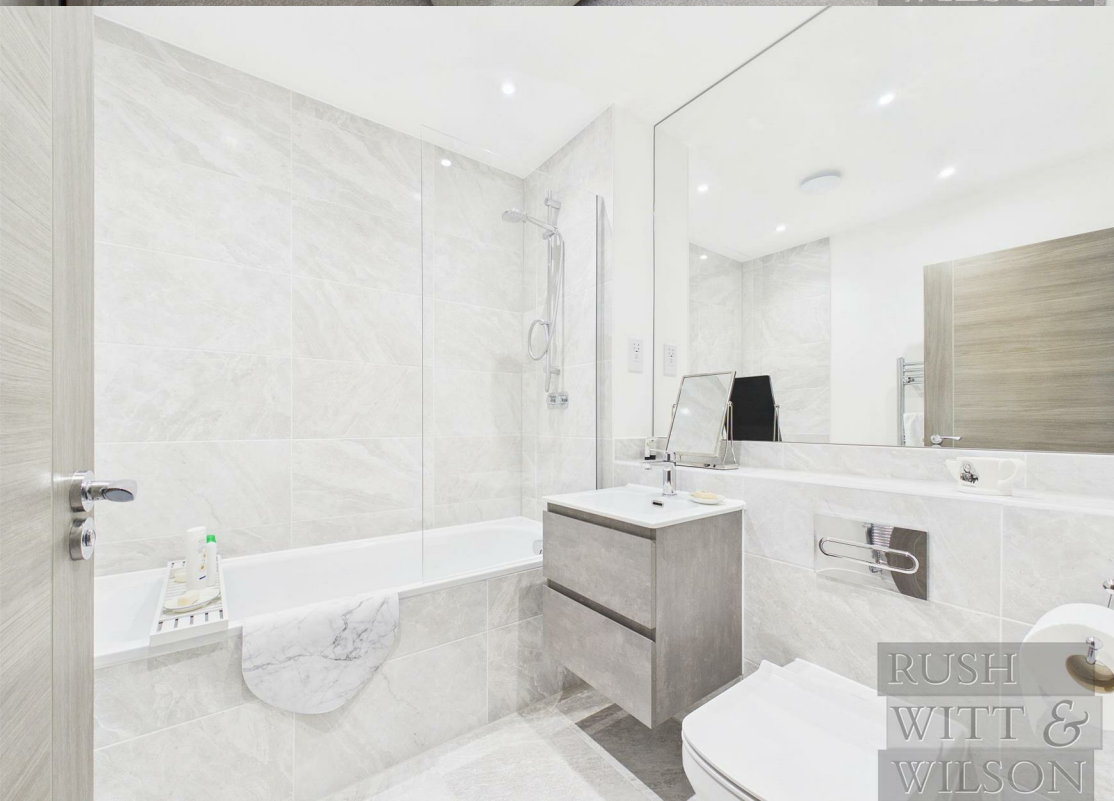
**RUSH
WITT &
WILSON**



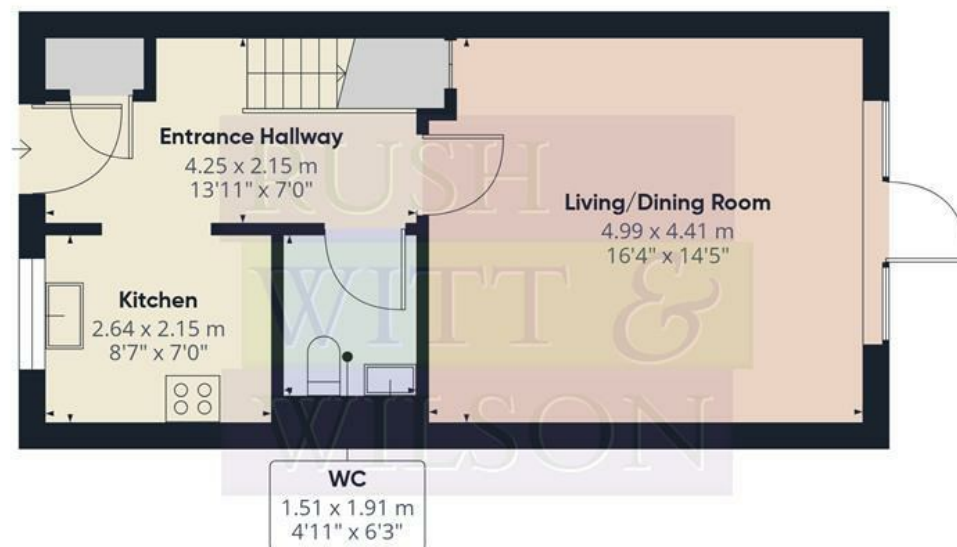
**26 Elizabeth Gardens, Northiam, East Sussex, TN31 6QZ.
£345,000 Freehold**

A spacious and beautifully presented three bedroom terraced house forming part of 34 newly constructed luxury homes from Greymoor homes in 2025, located within the popular village of Northiam. This impressive family home has been thoughtfully designed and executed to a very high specification comprising a bright entrance hall with built in storage and wc, stylish fitted kitchen and spacious living/dining room with external door to the rear garden. To the first floor are three principal bedrooms with en-suite shower room to the master in addition to a contemporary family bathroom suite. Externally the property provides off road parking for two vehicles and privately enclosed rear garden with patio. 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.







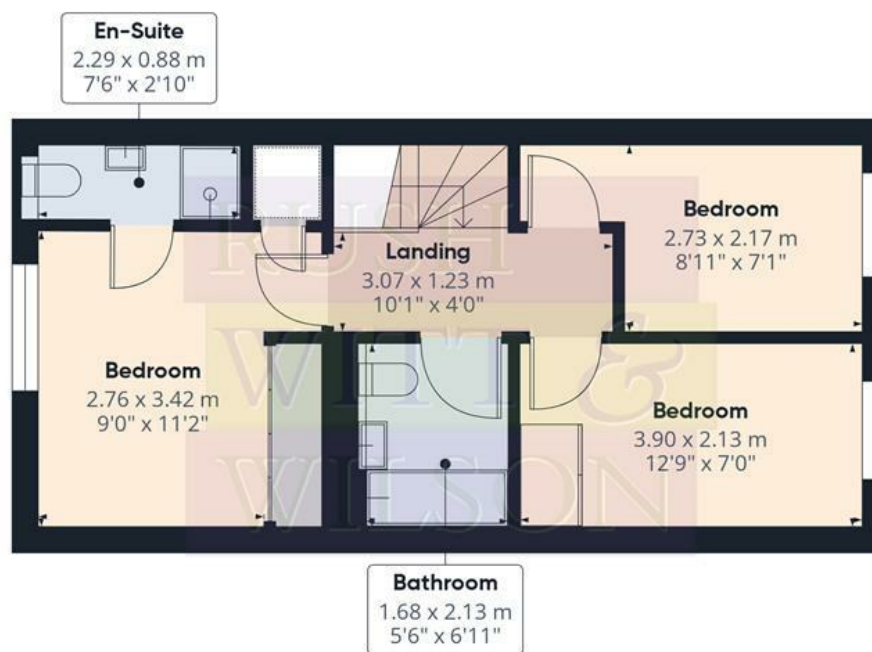


Floor 0

Approximate total area⁽¹⁾

76.1 m²

820 ft²



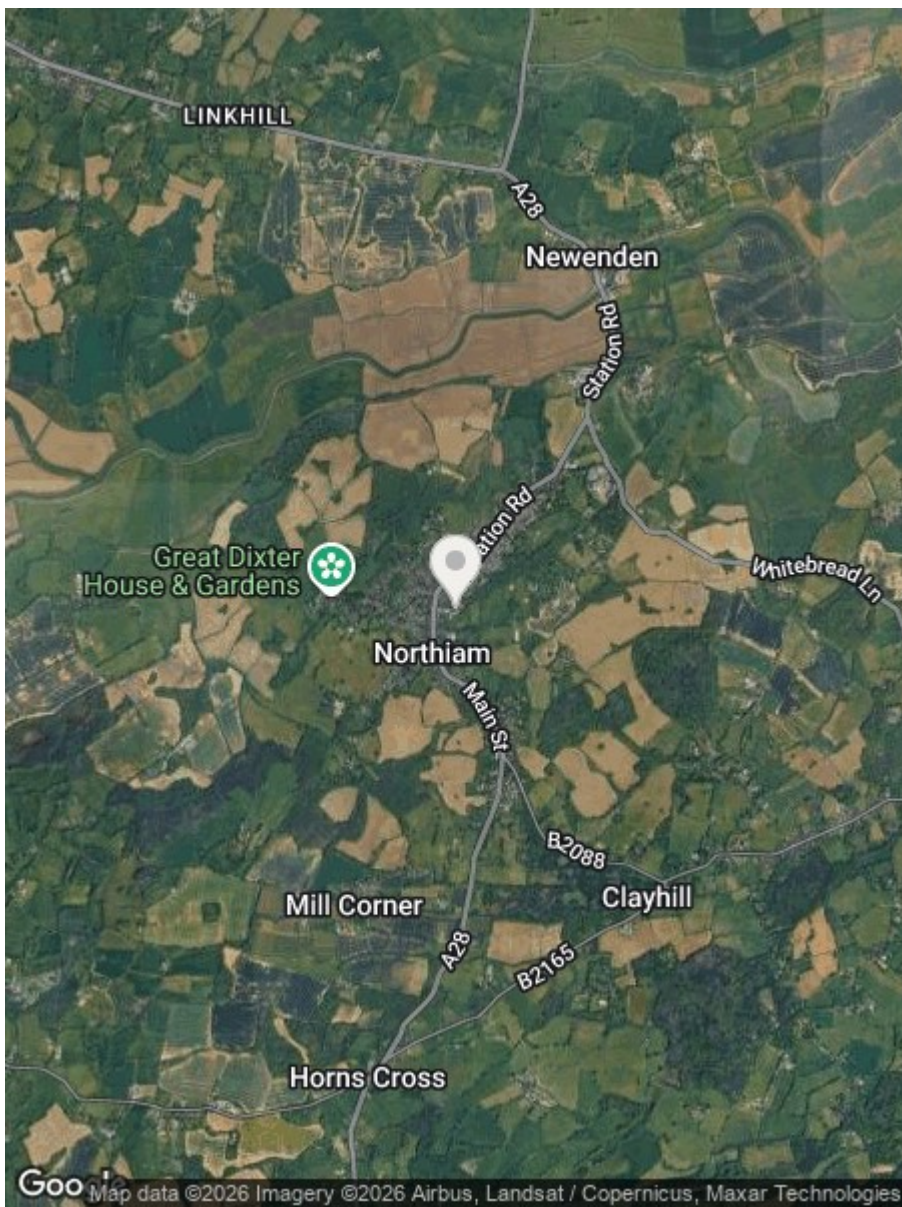
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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/EC	

Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC	

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).
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>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555**

**northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**