



Moloney
COUNTRY PROPERTY



7 DONSMEAD DRIVE NORTHIAM

7 DONSMEAD DRIVE, NORTHIAM, EAST SUSSEX TN31 6EQ

AN ATTRACTIVE, 2 BED, SEMI DETACHED HOUSE, BUILT IN 2017, IN QUIET LOCATION, CLOSE TO COUNTRYSIDE WALKS AND CONVENIENTLY LOCATED FOR VILLAGE AMENITIES. ACCOMMODATION COMPRISES SITTING ROOM, KITCHEN/DINING ROOM, CLOAKROOM, 2 BEDROOMS AND BATH/SHOWER ROOM. PRIVATE DRIVEWAY PROVIDING PARKING FOR 2 CARS, FRONT GARDEN, GOOD SIZE REAR GARDEN WITH PERGOLA COVERED TERRACE AND LARGE GARDEN STORE.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN/DINING ROOM, 2 BEDROOMS, FAMILY BATH/SHOWER ROOM. DRIVEWAY PROVIDING PARKING FOR 2 VEHICLES, FRONT GARDEN GOOD SIZE REAR GARDEN, PAVED TERRACE, LARGE TIMBER GARDEN STORE. GAS FIRED CENTRAL HEATING.



Door to:

ENTRANCE HALL: Stairs to the first floor. Wood effect laminate floor. Inset ceiling lights.

CLOAKROOM: Fitted with white suite comprising WC, square wall mounted hand basin with tiled splash-back & mirror over. Extractor. Inset ceiling lights. Tiled floor.

SITTING ROOM: Window to the front with horizontal blind. TV point.

KITCHEN/DINING ROOM: Two windows enjoying views over the rear garden, part glazed door leading out to the rear paved terrace. Fitted with range of white high gloss base and wall units with square edged laminate wood effect worktop over, inset with 1^{1/2} bowl, single drainer sink unit. Gas hob with stainless steel splash-back and Electrolux oven below and extractor over. Full height shelved larder cupboard, drawer pack, Zanussi integrated dishwasher. Plumbing for washing machine and space for tumble dryer. Cupboard housing Ideal gas fired boiler, eye level cupboards above with over worktop lighting. Zanussi upright fridge freezer. Space for table. Built in double doored storage cupboard. Matching wood effect laminate floor, inset ceiling lights.

Stairs to the First Floor:

LANDING: Loft hatch. Shelved linen cupboard. Matching doors to all rooms.

BEDROOM ONE: Double glazed windows to the front. Over stairs wardrobe cupboard. Wall light points.

25% SHARE PRICE £86,250



BEDROOM TWO: Double glazed window to the rear. Range of wardrobe cupboards.

BATH AND SHOWER ROOM: Obscure glazed window to the rear. Fitted with white suite comprising WC, pedestal hand basin & panelled bath with shower over, glass shower screen to side set into tiled surround. Vinyl floor. Extractor.

OUTSIDE: The property is approaching the road over brick paved driveway providing parking for two/three vehicles with an area of level lawn to the side and picket fenced front boundary. The enclosed rear garden enjoys a pergola terrace and good size area of level lawn.

SERVICES: All mains services are connected. Gas fired central heating.

FLOOR AREA: 82m² (884 ft²) Approx.

EPC RATING : 'B'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND : 'C'

TENURE: 25% of Leasehold (116 years remaining)

RENT & SERVICE CHARGE: £628 pcm (April '26 to Mar'26)

ELIGIBILITY: You may be eligible for this property if:

- You have a gross household income of no more than £80,000 per annum.
- You are unable to purchase a suitable home to meet your housing needs on the open market.
- You do not already own a home or you will have sold your current home before you purchase or rent.

TRANSPORT LINKS: For the commuter, Robertsbridge and Etchingam stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north of Sevenoaks.

DIRECTIONS: Travelling through Northiam on the A28 towards Newenden, turn right into Donsmead Drive, at the junction turn left and No 7 will be found on the left.

What3Words (Location): ///shuttered.rabble.surfacing

VIEWING: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



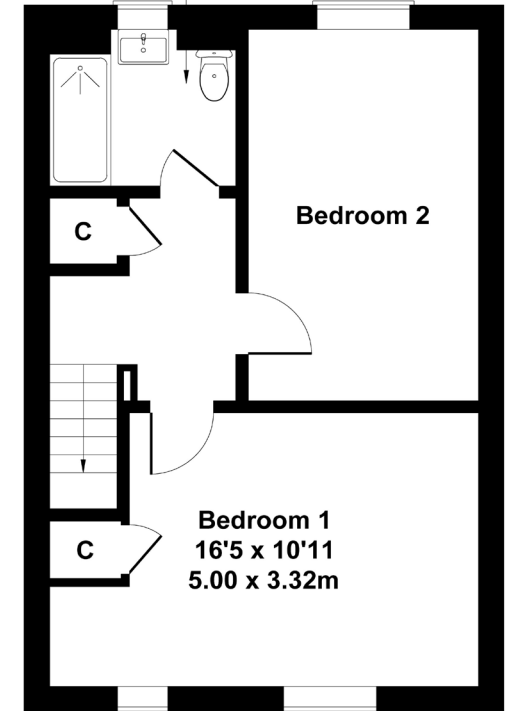
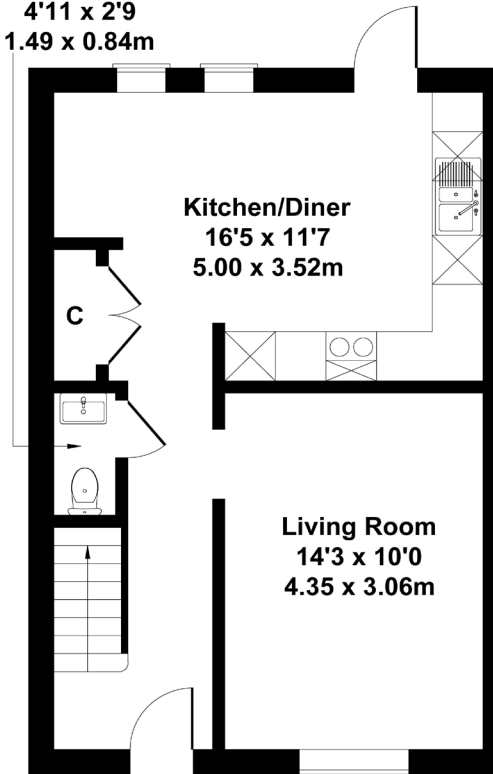
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

7 Donsmead Drive

Approximate Gross Internal Area
883 sq ft - 82 sq m

WC
4'11 x 2'9
1.49 x 0.84m

Bathroom
7'3 x 6'6
2.21 x 1.97m



GROUND FLOOR

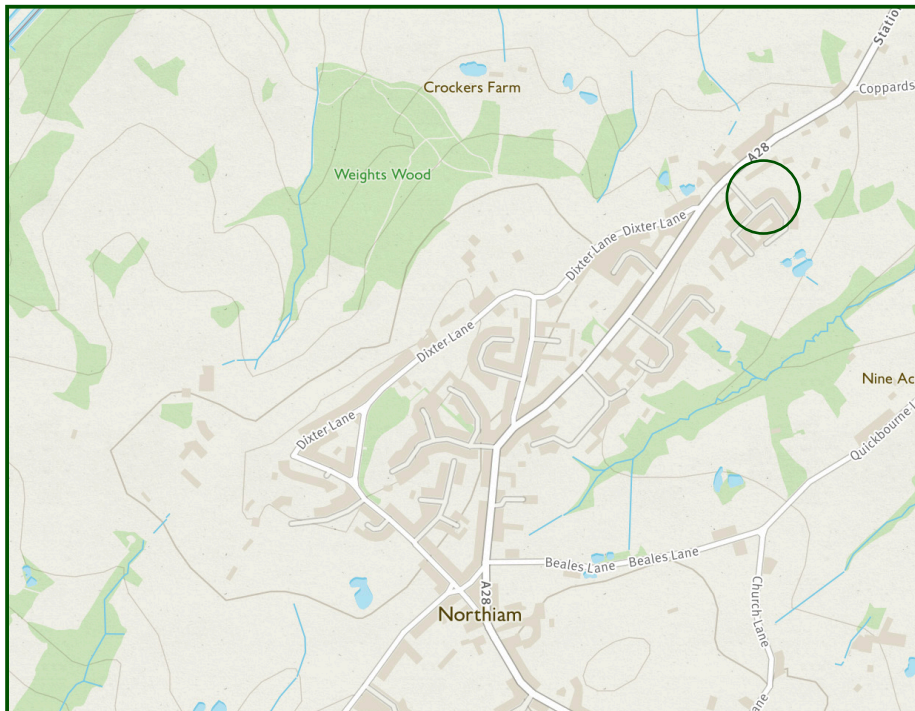
FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

MOLONEYCOUNTRYPROPERTY.COM

[EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM](mailto:SALES@MOLONEYCOUNTRYPROPERTY.COM)

TELEPHONE: 01797 253000 or 01580 212828



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.