



Moloney
COUNTRY PROPERTY



11 SIX BELLS MEWS

NORTHAM



11 SIX BELLS MEWS, NORTHIAM, NR. RYE, EAST SUSSEX. TN31 6NP

CHAIN FREE. 2 BED MID TERRACE HOUSE LOCATED JUST OF THE VILLAGE GREEN WITH EASY ACCESS TO LOCAL AMENITIES OFFERING EXCELLENT POTENTIAL TO UPGRADE AND REFURBISH. ACCOMMODATION INCLUDES KITCHEN, SITTING/DINING ROOM, CONSERVATORY, TWO DOUBLE BEDS & BATH/SHOWER ROOM. TWO ALLOCATED PARKING SPACES, LOW MAINTENANCE PAVED GARDEN TO THE REAR. GAS CENTRAL HEATING.

ACCOMMODATION LIST: ENTRANCE HALL, KITCHEN, SITTING/DINING ROOM, CONSERVATORY, 2 BEDROOMS, BATHROOM. PARKING TO THE FRONT, SMALL FRONT GARDEN, REAR GARDEN. GFCH.



Paved pathway to:

Part glazed front door to:

ENTRANCE HALL: Window to the front. Stairs to the first floor with under stairs space for study area. Matching doors to both rooms. Coved ceiling.

KITCHEN: Wooden casement window to the front. Fitted with range of painted wooden base and wall units with wood edged work top over, inset with single bowl, single drainer composite sink unit with mixer tap. Electric cooker point with extractor over. Plumbing for washing machine. Coved ceiling. Wood effect floor. Vaillant gas fired boiler.

SITTING/DINING ROOM: Window looking through the conservatory. L shaped room. TV point. Coved ceiling. Double glazed doors to the:

CONSERVATORY: Windows to three sides, double doors leading out to the rear garden. Wall light point, vinyl floor.

Stairs to First Floor:

LANDING: Matching doors to all rooms. Airing cupboard housing hot water tank. Loft hatch.

BEDROOM ONE: Twin double glazed windows to the rear. Coved ceiling. Fitted with range of wardrobe cupboards with hanging rails and shelves.

PRICE GUIDE £ 265,000



BEDROOM TWO: Two wooden windows to the front. Coved ceiling.

BATHROOM: Fitted with white suite comprising WC, pedestal hand basin & panelled bath set into tiled surround with telephone shower over, curtain to the side. Coved ceiling, extractor. Vinyl floor. Mirror doored cabinet.

OUTSIDE: The property is approached over a private road with 2 allocated brick paved parking spaces to the front. A paved path with wooden hand rail leads to the front door. The front garden is paved with a central planted bed and borders. The rear garden is fully enclosed with lower brick paved terrace with steps up to further low maintenance paved area with planted beds and borders. Access gate in the rear boundary.



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

MAINTENANCE CHARGES: £175 pa (due to Six Bells Mews Association Ltd.)

FLOOR AREA: 83 m² (883 ft²) Approx.

EPC RATING : 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND : 'D'

TENURE: Freehold

TRANSPORT LINKS: Ideally positioned for the commuter are Robertsbridge or Etchingam Station to the west, along with Headcorn & Staplehurst to the north all provide services to London Bridge, Waterloo, Charing Cross and Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

DIRECTIONS: Travelling south on the A28 through Northiam, turn left at the end of the village green into Six Bells Mews, follow the road around to the right, No.11 will be found ahead.

What3Words (Location): [///collision.until.tweeted](https://www.what3words.com/collision.until.tweeted)

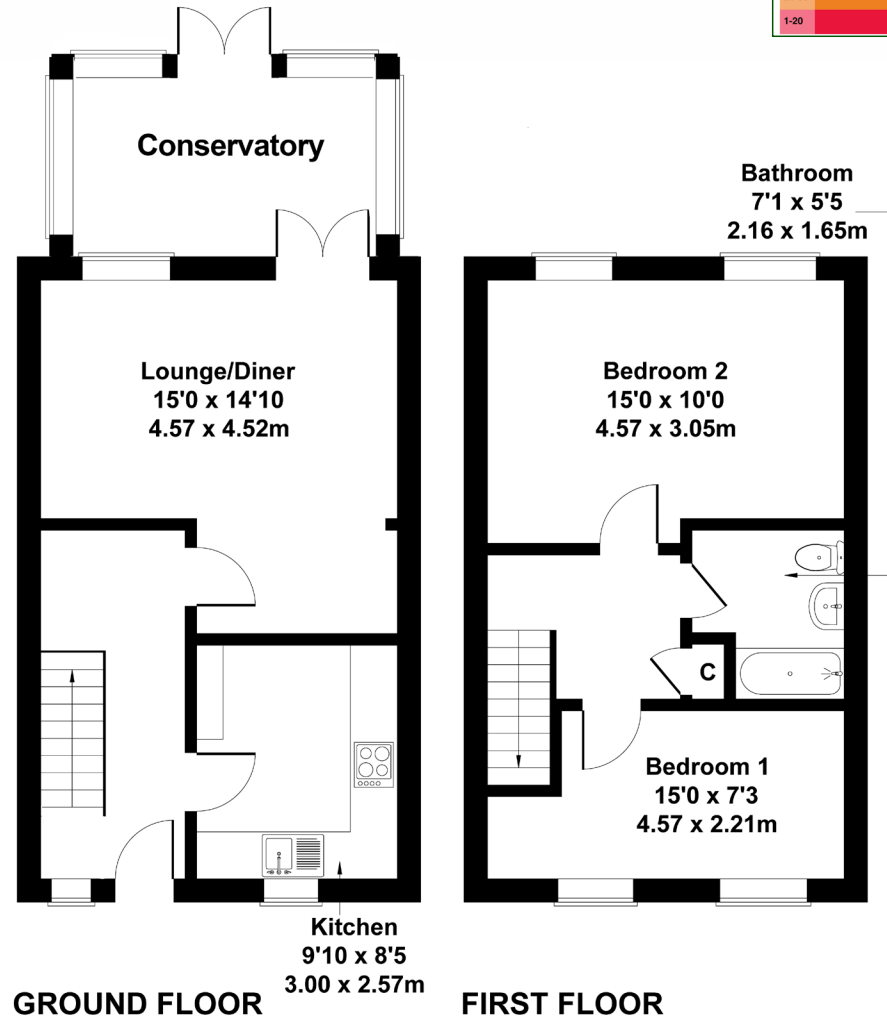
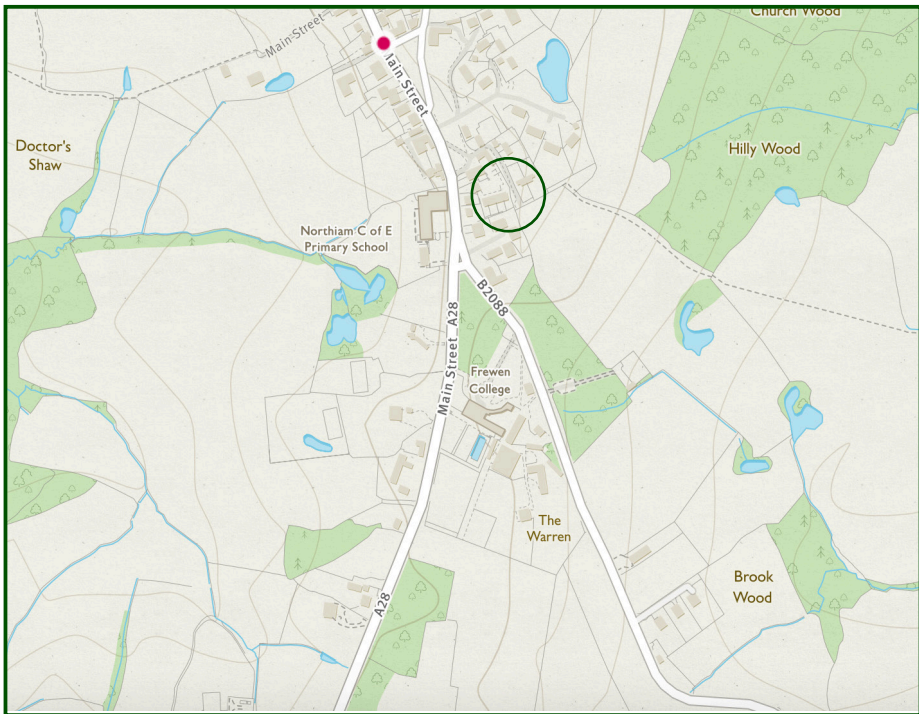
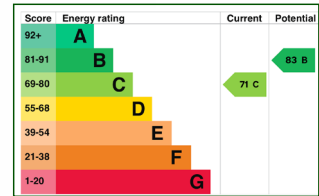
VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.





11 Six Bells Mews

Approximate Gross Internal Area
883 sq ft - 83 sq m



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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.