





4 Sidegates Northiam Road, Northiam

£500,000 Freehold

Spacious home on a generous corner plot with ample parking. Features a double aspect main bedroom with en suite, log burner, L-shaped kitchen/diner, garage with power, and a private garden with patio, pond and far-reaching outlooks.

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Positioned on a generous corner plot with ample parking, this four-bedroom semi-detached home offers plenty of space both inside and out. Recently the subject of much improvement, the property offers bright and well-proportioned accommodation. The layout is practical and well-proportioned, with all the key elements in place for flexible family living, with a large south westerly rear garden backing directly onto open farmland. Guide price £500,000 - £535,000

The living room is a good size, with a large log burner set into a brick surround forming the focal point. Double doors lead through to the conservatory — a useful additional space with direct access to the garden.

Back through the hall, the dining area sits just off the base of the stairs and forms part of an L-shaped open-plan space. A porthole-style window at the front adds a distinctive touch, The kitchen wraps around to the back of the house, overlooking the garden, and is fitted with dark blue shaker-style units, wooden worktops and a butler's sink. There's a gas hob, double oven, dishwasher, and built in washing machine, and a large traditional pantry. A door leads out to the side of the property, and there's also internal access to the garage, where the oil-fired boiler is located. The garage has power and lighting, making it a practical space for storage, workshop use, or future conversion (subject to permissions).

Upstairs, all four bedrooms are doubles. The main bedroom is double aspect and includes its own en suite with shower, WC and basin. Two further doubles sit at the rear and the fourth is positioned at the front. The family bathroom includes a bath with a rainfall and handheld shower, basin, WC, towel radiator and laminate flooring, with a window to the rear.

Outside, there is extensive parking for several vehicles. The rear garden features a large lawn, paved patio area and pond - a private space with scope to rework or landscape to suit your needs.

This is a superb property, in a lovely setting, well placed for main line stations in Robertsbridge and Rye. Viewing is highly recommended





- Generous corner plot with ample off-street parking.
- Four genuine double bedrooms, including a double aspect main with en suite.
- Spacious living room featuring a large log burner with brick surround.
- L-shaped kitchen/diner with butler's sink, wooden worktops and garden views.
- Distinctive porthole window adding character to the dining space.
- Direct access to conservatory from the living room via double doors.
- Family bathroom with rainfall and handheld shower over the bath.
- Attached garage with power and lighting
- Private rear garden with patio, lawn and pond — scope to landscape or reconfigure.
- Well-balanced layout with practical storage and natural light throughout.

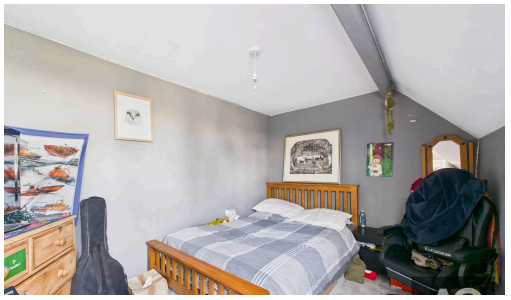






Set between the villages of Staplecross and Northiam, this location offers a blend of rural surroundings and everyday convenience. Both villages have well-regarded primary schools — including Staplecross Methodist and Northiam CE Primary — making it a strong option for families with young children. Secondary options are accessible in nearby Robertsbridge, Battle and Rye, and the area is also well-served by private and grammar schools slightly further afield. With countryside walks, village shops, and road links towards the coast

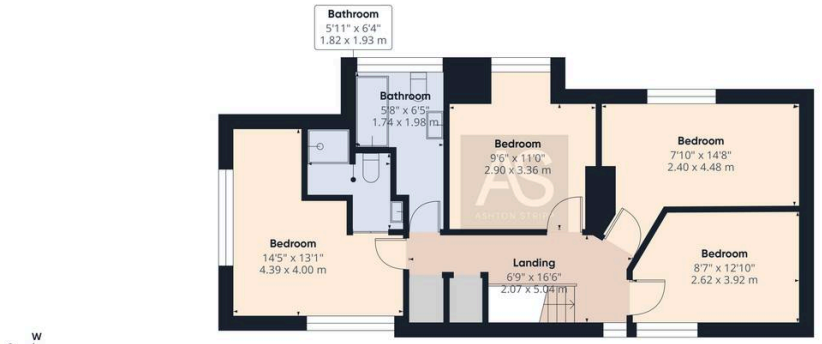








Floor 0



Floor 1

Approximate total area(1)

1582 ft²

146.9 m²

Reduced headroom

9 ft²

0.8 m²

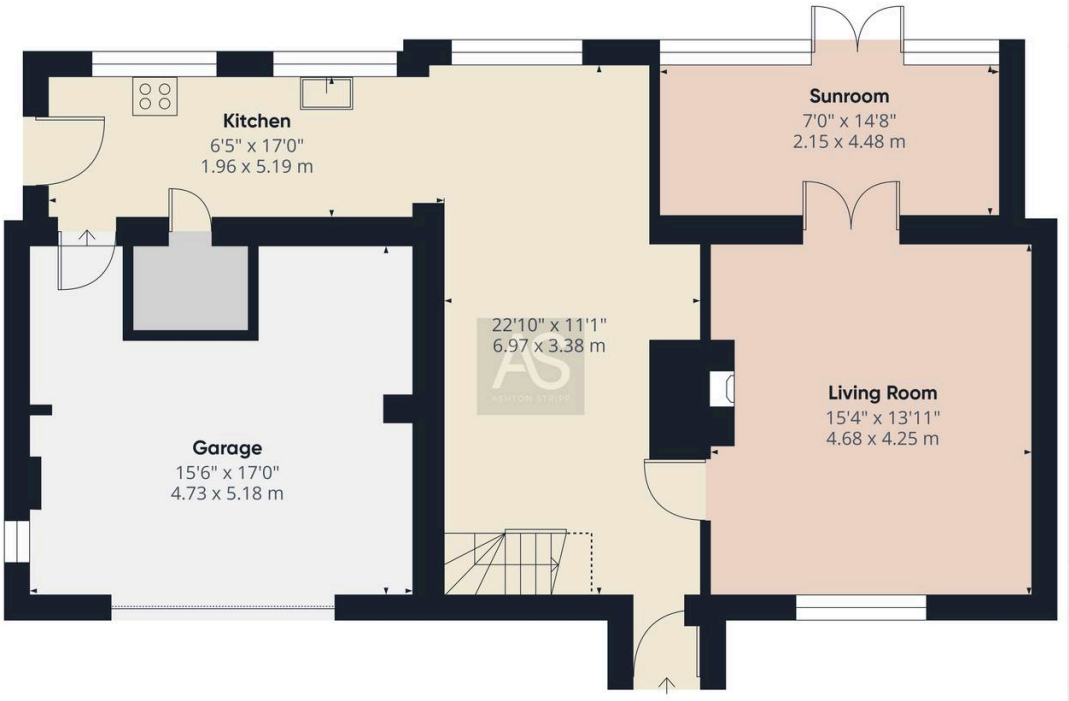
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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Floor 0

Approximate total area(1)

927 ft²

86.2 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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