Moloney
COUNTRY PROPERTY



12 SIX BELLS MEWS - NORTHIAM

12 SIX BELLS MEWS, Northiam, Nr. Rye, East Sussex. TN31 6NP

Offered chain free, an exceptionally well presented, recently updated 2 bed mid terrace house located just off the village green with easy access to local amenities. Stylish, contemporary accommodation includes fitted kitchen, sitting/dining room with doors out to the private enclosed rear garden, two double beds & bath/shower room. Two allocated parking spaces, gas central heating.

ACCOMMODATION LIST: ENTRANCE HALL, KITCHEN OPENING TO SITTING/DINING ROOM, 2 BEDROOMS, BATH AND SHOWER ROOM. TWO ALLOCATED PARKING SPACES, ENCLOSED REAR GARDEN. GAS CENTRAL HEATING.





Part glazed front door with double glazed window alongside to:

ENTRANCE HALL: Wood effect laminate floor. Matching doors to both rooms. Stairs to the first floor. BT point. Coved ceiling. Space for study area.

KITCHEN: Double glazed window with roller blind to the front. Fitted with contemporary range of white high gloss base and wall units with square edge laminate worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Sharp washing machine, Sharps slimline dishwasher. Ceramic hob with matching electric fan assisted oven below, extractor/light over. Metro tile splash-backs. Inset ceiling lights, coved ceiling. Matching wood effect laminate floor. Integrated Hotpoint fridge/freezer. Drawer pack, full height shelved larder cupboard. Opening to:

SITTING/DINING ROOM: Double glazed French doors leading out to the rear terrace, matching double glazed window alongside enjoying views over the rear garden. Matching wood effect laminate floor. Coved ceiling. TV point. Door back through to the entrance hall.

Stairs to:

FIRST FLOOR LANDING: Matching doors to all rooms. Loft hatch. Linen cupboard with slatted shelves.

BEDROOM ONE: Twin double glazed windows to the rear. Coved ceiling.

O.I.R.O. £ 310,000







BATH AND SHOWER ROOM: Fitted with contemporary white suite comprising back to wall WC, semi integrated hand basin set into white high gloss storage unit & panelled bath with shower over, bi-folding shower screen to side. Tiled walls, tiled floor. Chrome ladder style heated towel rail. Double mirror doored cabinet with overhead lighting, extractor.

BEDROOM TWO: Double glazed windows to the front. Coved ceiling.

OUTSIDE: The property is approached over a private road, alongside the village green with 2 allocated block paved parking spaces to the front. A path leads to the front door with gravelled area to the side. The south facing rear garden is enclosed by full height panel fencing with terrace area for alfresco dining & garden store. The remainder of the garden is mainly laid to level lawn with planted borders and tree lined backdrop. A gate in the rear garden leads to a pathway to the road.

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

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

FLOOR AREA: 70 m^2 (753 ft^2) Approx.

EPC RATING : 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND : 'E'

TENURE: Freehold

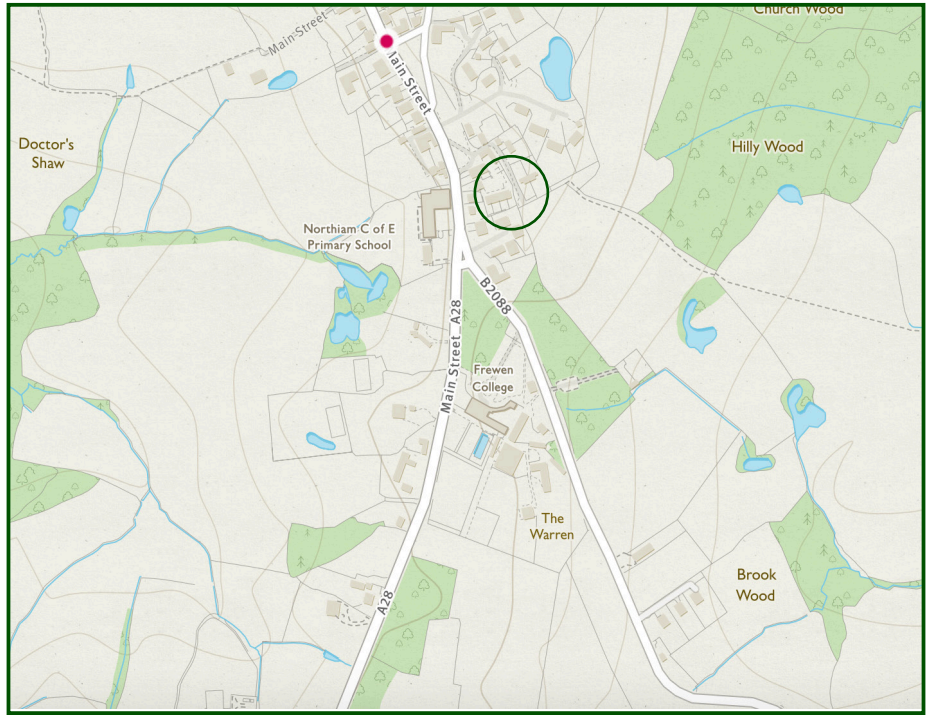
TRANSPORT LINKS: Ideally positioned for the commuter are Robertsbridge or Etchingham Station to the west, along with Headcorn & Staplehurst to the north all provide services to London Bridge, Waterloo, Charing Cross and Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) 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, no12 will be found ahead.

What3Words (Location): ///gadget.lectured.lamenting

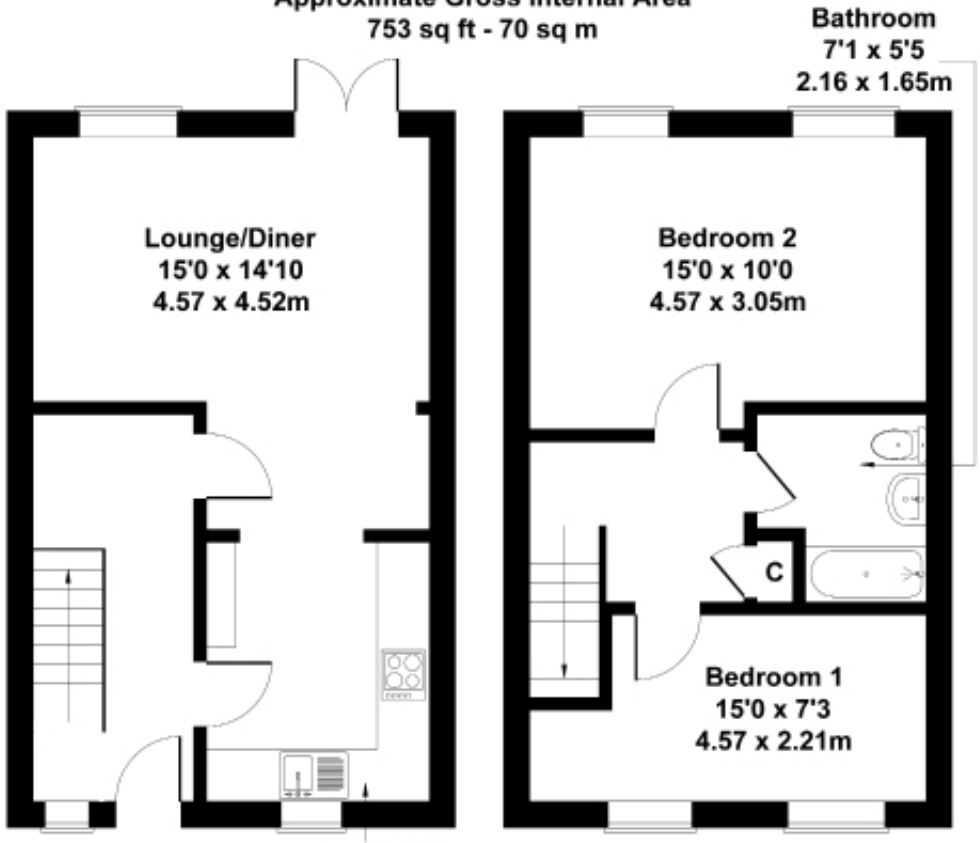
VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.



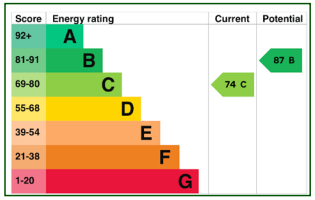


12 Six Bells Mews

Approximate Gross Internal Area
753 sq ft - 70 sq m



Not to Scale.
For Illustrative Purposes Only.



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.

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EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828