



Ghyllside Road, Northiam Rye TN31 6QG



welcome to

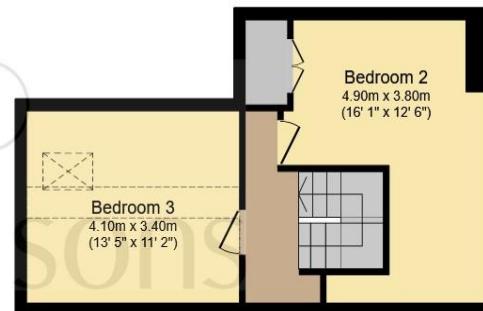
Ghyllside Road, Northiam Rye

Nestled in the ever-desirable and charming village of Northiam, this beautifully presented five-bedroom detached chalet bungalow offers a rare opportunity to embrace countryside living, set within approximately 3.5 acres of picturesque gardens, ponds, and ancient woodland





Ground Floor



First Floor

Total floor area 144.0 m² (1,549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Kitchen / Living Room

16' 5" x 26' 9" (5.00m x 8.15m)

Office / Bedroom Five

10' 4" x 11' 6" (3.15m x 3.51m)

Separate W/C

Bedroom One

11' 6" x 13' 1" (3.51m x 3.99m)

En Suite Shower Room

Bedroom Two

12' 6" x 16' 1" (3.81m x 4.90m)

Bedroom Three

11' 2" x 13' 5" (3.40m x 4.09m)

Bedroom Four

9' 10" x 10' 10" (3.00m x 3.30m)

Family Bathroom

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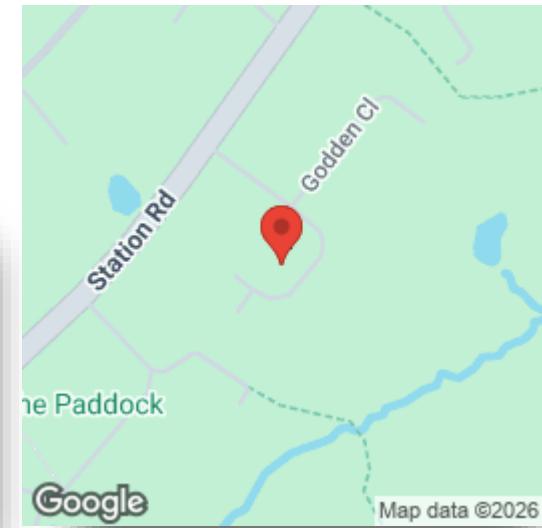
- FIVE BEDROOM DETACHED CHALET BUNGALOW
- IN AND OUT DRIVEWAY
- APPROX 3.5 ACRES OF WOODLAND
- OPEN PLAN KITCHEN / LIVING
- VERY WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£850,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HAS122499 - 0005



01424 722177



hastings@fox-and-sons.co.uk



33 Havelock Road, HASTINGS, East Sussex,
TN34 1BE



fox-and-sons.co.uk