

**RUSH  
WITT &  
WILSON**



**2 North View, Western Avenue, Hawkhurst, Kent, TN18 4BL.  
Offers In Excess Of £299,950 Freehold**

An attractive three bedroom semi-detached Edwardian cottage occupying a quiet no through road position of Hawkhurst Village and located within a stones' throw from the popular High Street shops and amenities. This delightful home enjoys a well balanced living space arranged over two floors comprising a useful porch, spacious double aspect main living room, dining room with French doors to the rear garden and stylish shaker style kitchen. First floor accommodation enjoys three principal bedrooms forming two double bedrooms and further single, main family bathroom and separate WC. Outside enjoys a private and low maintenance courtyard garden with south-facing aspect, decked seating area and off road parking to the front for one vehicle. The property is conveniently located to the high streets colonnade shops, Tesco & Waitrose supermarkets, various restaurants, popular Kino Cinema, well regarded village primary school. The A21 is within close proximity and just 5 miles from Etchingham mainline station offering a regular service to London Charing Cross. CSCA.



**Front Door**

Part glazed external door leading into:

**Entrance Hall**

6' x 4'2 (1.83m x 1.27m )

Ceramic tiled flooring, internal door leading into:

**Sitting Room**

13'2 into bay x 14'9 (4.01m into bay x 4.50m )

Part tile and exposed timber flooring, windows to front and side, double radiator, fireplace with painted surround, fitted book shelving, window seat, door to:

**Dining Space**

15' x 9'9 (4.57m x 2.97m )

Ceramic tiled flooring, French doors onto the rear garden, space for dining table and chairs, radiator, fitted book cases to the alcove with painted doors, turned timber staircase with painted balustrade extending to the first floor with cupboard space below with fitted shelving, fitted shaker style base and wall units, oak block countertop, alcove for large free standing fridge/freezer, wall mounted Viessman gas boiler, open access into:

**Kitchen**

9'6 x 6' (2.90m x 1.83m )

Slate tiled flooring, double aspect room with upvc window to rear and side, variety of matching shaker style base and wall units, shaker style doors with brush stainless steel furniture, timber effect block countertops with inset one and a half stainless bowl, drainer and tap, tiled splashbacks, four ring induction hob with extractor canopy and light above, Zanussi oven, space for washing machine and tumble dryer.

**First Floor****Landing**

Access panel to loft with collapsing ladder which leads to:

**Attic Room**

9'8 x 14'2 (2.95m x 4.32m )

Boarded with laminate flooring, exposed joinery, velux window to the side aspect, low level radiator, power and lighting.

**Bedroom Two**

7'9 x 9'8 (2.36m x 2.95m )

Sash window to side aspect, radiator.

**Bathroom**

10'5 x 4'5 (3.18m x 1.35m )

Ceramic tiled flooring, ceramic wall tiling, corner shower/bath suite with contemporary mixer with rinser and large rainfall head, Victorian feature cast iron fireplace with painted surround with shelving to the alcoves, vanity unit with basin and cupboards below, heated towel radiator.

**Separate WC**

Floor and wall tiling, obscure glazed window to side, low level flush wc.

**Bedroom Three**

7'3 x 7'1 (2.21m x 2.16m )

Obscure window to side.

**Master Bedroom**

8' x 10'5 (2.44m x 3.18m )

Wood effect laminate flooring, upvc window to the front aspect, feature cast iron fireplace.

**Outside****Front Garden**

Block paved driveway to the front elevation, garden with specimen palm tree enclosed by low level fencing, decorative plum slate pathway with timber edged border to front, high level gate to side, external lighting.

**Rear Garden**

Private enclosed south facing courtyard style garden predominately decked, enclosed by high level panelled fencing, decked terrace then leads to an area of hardstanding to side where we have beautiful brick edged rose borders, high level fence and gate leading out to the driveway.

**Agents Note**

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

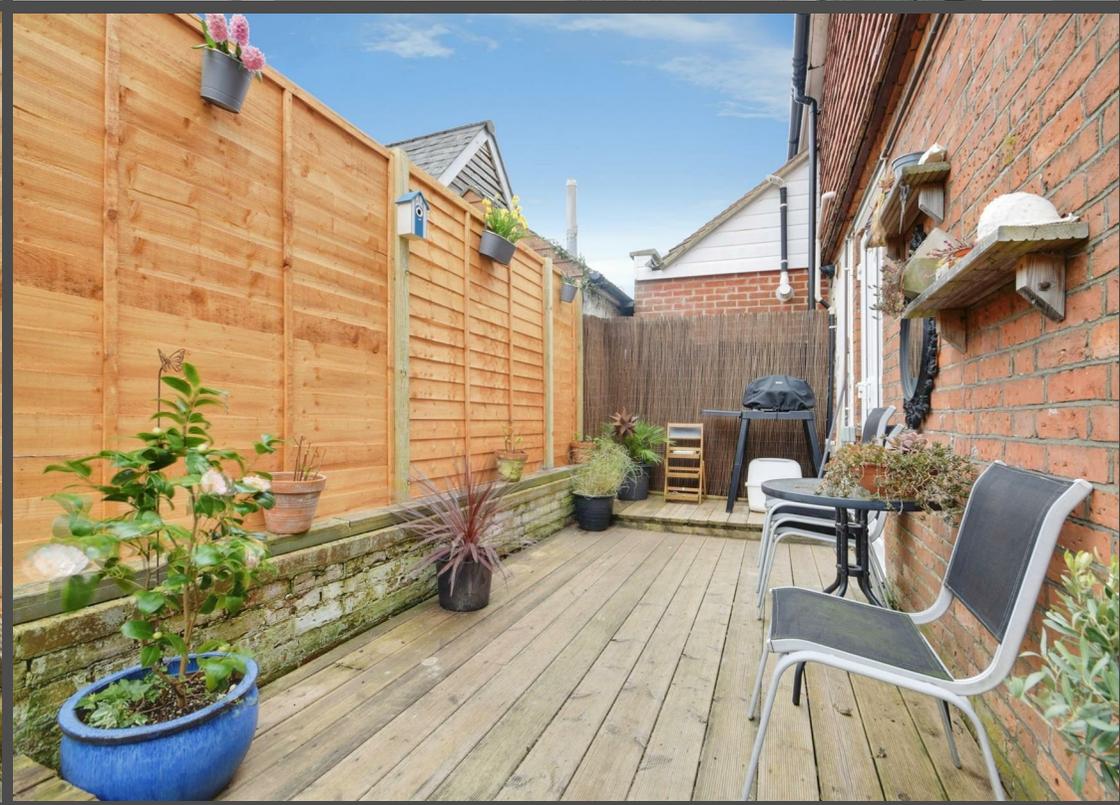
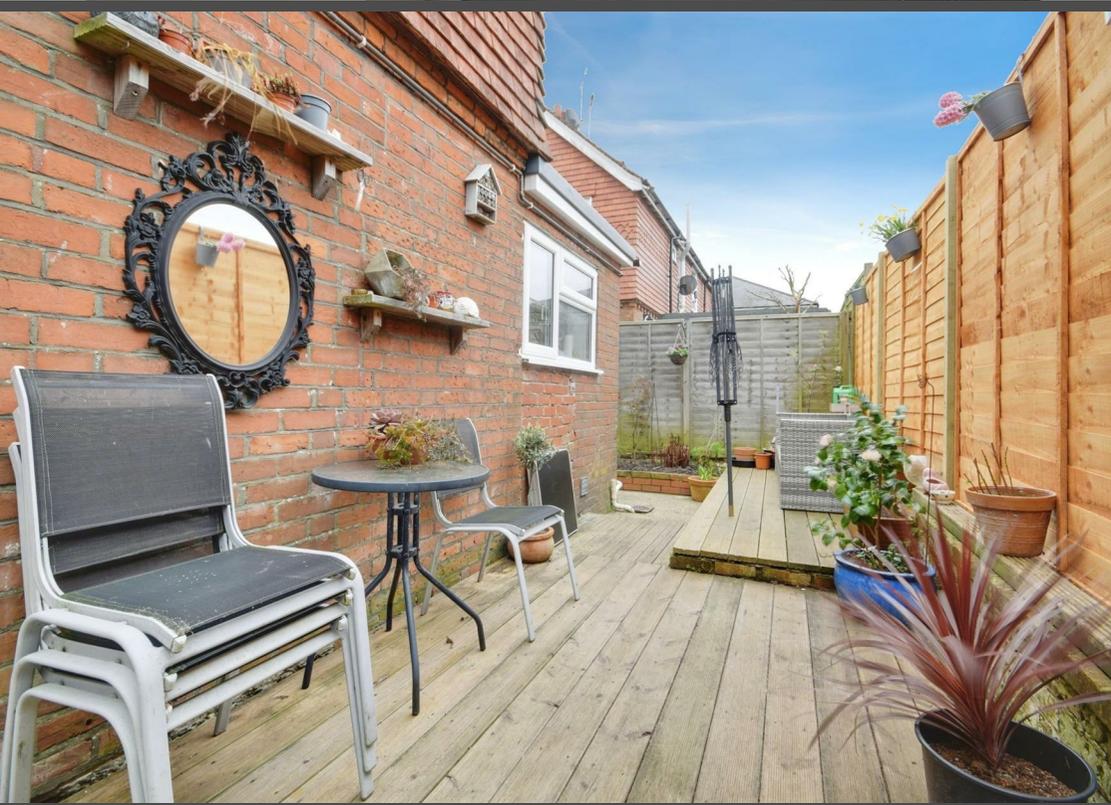
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

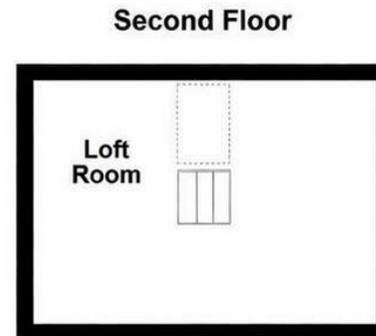
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		62	73
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk