



**Moloney**  
COUNTRY PROPERTY



12 NORTHRIDGE NORTHIAM



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## 12 NORTHRIDGE, NORTHIAM, NR. RYE, EAST SUSSEX. TN31 6PG

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VIEWING HIGHLY RECOMMENDED. AN ATTRACTIVE DETACHED 3 BED HOUSE, OFFERING GOOD SIZE LIGHT AND AIRY ACCOMMODATION IN QUIET, SOUGHT AFTER CONVENIENTLY LOCATED FOR VILLAGE AMENITIES. ACCOMMODATION INCLUDES, 3 BEDROOMS, RECEPTION ROOM, LARGE CONSERVATORY/DINING ROOM, KITCHEN. FRONT & REAR GARDENS. SINGLE GARAGE, ORP. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING/DINING ROOM, KITCHEN, LANDING, 3 BEDROOMS, BATH AND SHOWER ROOM. DRIVEWAY, LINK DETACHED GARAGE, FRONT GARDEN, REAR GARDEN, SUMMERHOUSE. GAS CENTRAL HEATING.



**ENTRANCE HALL:** Floor to ceiling obscure glazed panel with Georgian casement grill to side. Matching doors to all rooms. Coved ceiling. Wall light point. Ceramic tiled floor. Part painted panelled walls. Door to

**CLOAKROOM:** Obscure double glazed window to side. Fitted with contemporary white suite, comprising WC & hand basin set into double doored white high gloss vanity unit. Part painted panelled walls. Matching ceramic tiled floor.

**SITTING/DINING ROOM:** Large double glazed window picture with Georgian casement grill to the front, matching window to side. Painted fire surround inset with ceramic tiled hearth. Wall light points. TV point. Stairs to the first floor. Double opening doors with shutters to:

**CONSERVATORY:** Windows to all sides, doors with two steps down leading out to the paved terrace. Ceiling blinds. Wall light point. Matching ceramic tiled floor.

**KITCHEN:** Window enjoying views over the rear terrace and garden beyond. Part obscure glazed door leading out to the side path. Fitted with U-shaped range of white contemporary style panelled base and wall units, granite effect laminate worktop over, inset with 1 ½ bowl single drainer, stainless steel sink unit. Plumbing for washing machine. Ariston four-ring ceramic hob with Neff electric fan assisted oven below and Ariston chimney style extractor over. Space for upright fridge freezer. Over worktop lighting. Tiled splash backs. Matching ceramic tiled floor. BT point. 3-light spot track. Door to cupboard housing Potterton Prima C gas fired boiler.

**LANDING:** Window overlooking the rear. Matching doors to all rooms. Loft hatch to partly boarded storage area. Airing cupboard housing hot water tank with immersion heater and



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**GUIDE PRICE £450,000**



slatted shelves over.

**BEDROOM ONE:** Large picture window enjoying views to the front. Double doored wardrobe cupboard with hanging rail and shelf over. BT point.

**BEDROOM TWO:** Window to the front, matching window to the side. Double doored wardrobe cupboard with hanging rail and shelf over.

**BATH AND SHOWER ROOM:** Obscure double glazed window to side. Fitted with contemporary white suite comprising WC, wall mounted hand basin & panelled bath with Mira Event shower over. Wood effect laminate floor. Advent extractor. Part tiled walls. Ladder style heated towel rail.

**BEDROOM THREE:** Window to side. Over stairs storage cupboard. BT point.

**OUTSIDE:** The property will be found at the head of a quiet residential cul-de-sac with concrete driveway leading to the linked garage with light and power point connected, providing parking for 2/3 vehicles. A pathway leads to the front door with lawn to both sides and well planted bed to the front of the property. Gates to both sides give access to the rear garden, which has a raised, paved terrace with steps leading down to a central area of lower lawn with planted border surround. Summerhouse/store. Outside lights. Outside tap.

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

**FLOOR AREA:** 102m<sup>2</sup> (1,098 ft<sup>2</sup>) Approx.

**EPC RATING:** 'D'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'E'

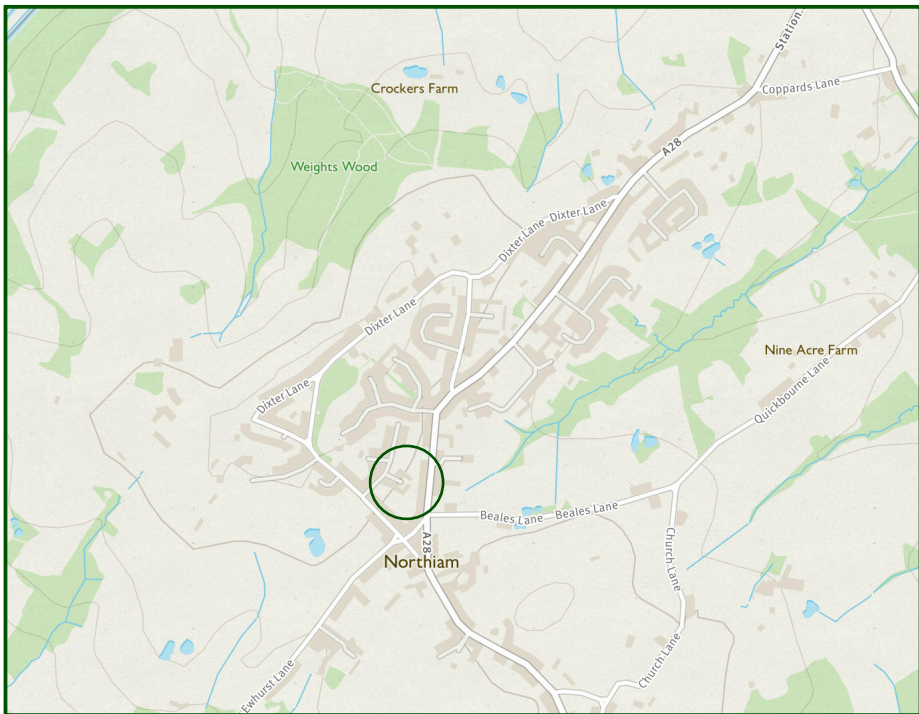
**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe. The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Driving through Northiam in a northerly direction on the A28 turn left into Dixter Road. Continue on Dixter Road for approximately 300m, turn right into Northridge. Follow the road round and turn right into the cul-de-sac, No.12 will be found on the left.

**What3Words (Location):** [///hexes.dusted.acrobats](https://www.what3words.com/?q=///hexes.dusted.acrobats)

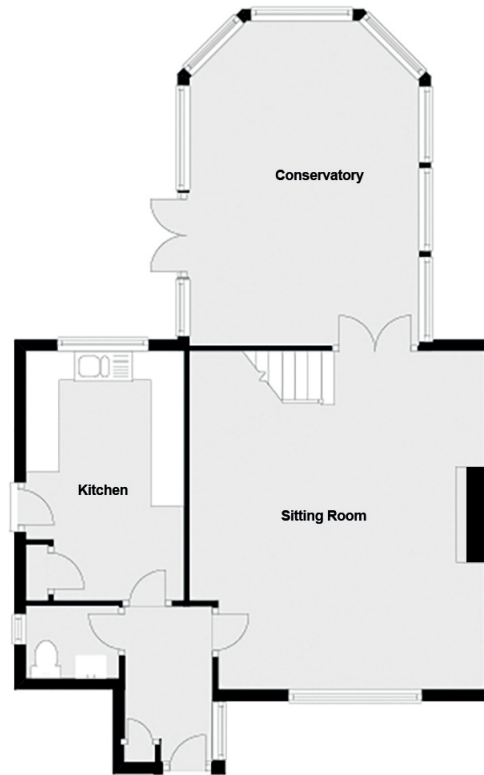
**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



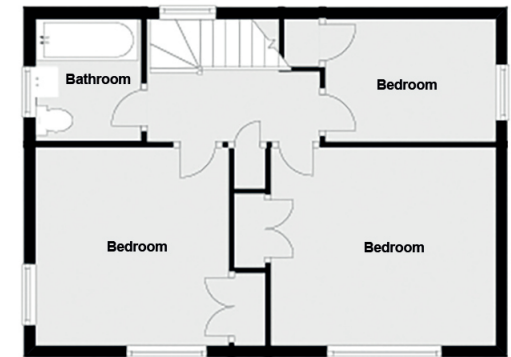
IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

## 12 Northridge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	78 C
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Not to Scale

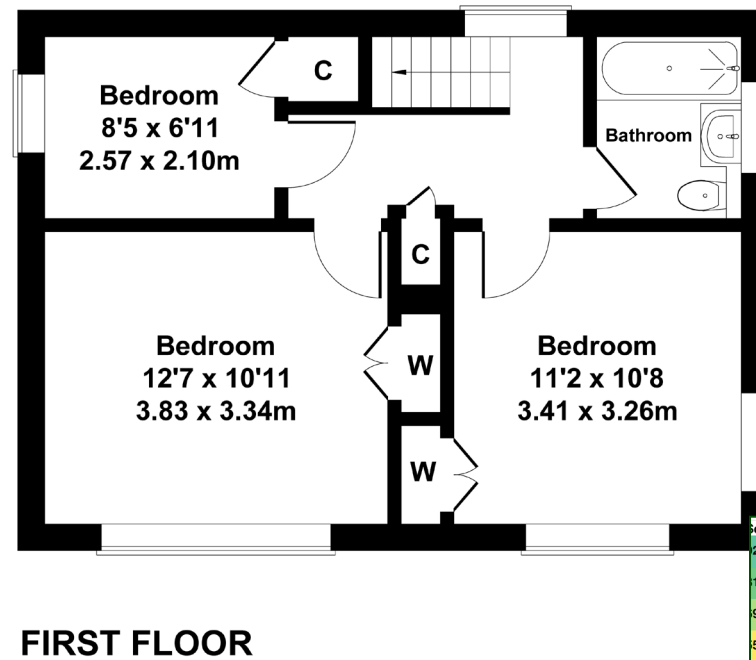
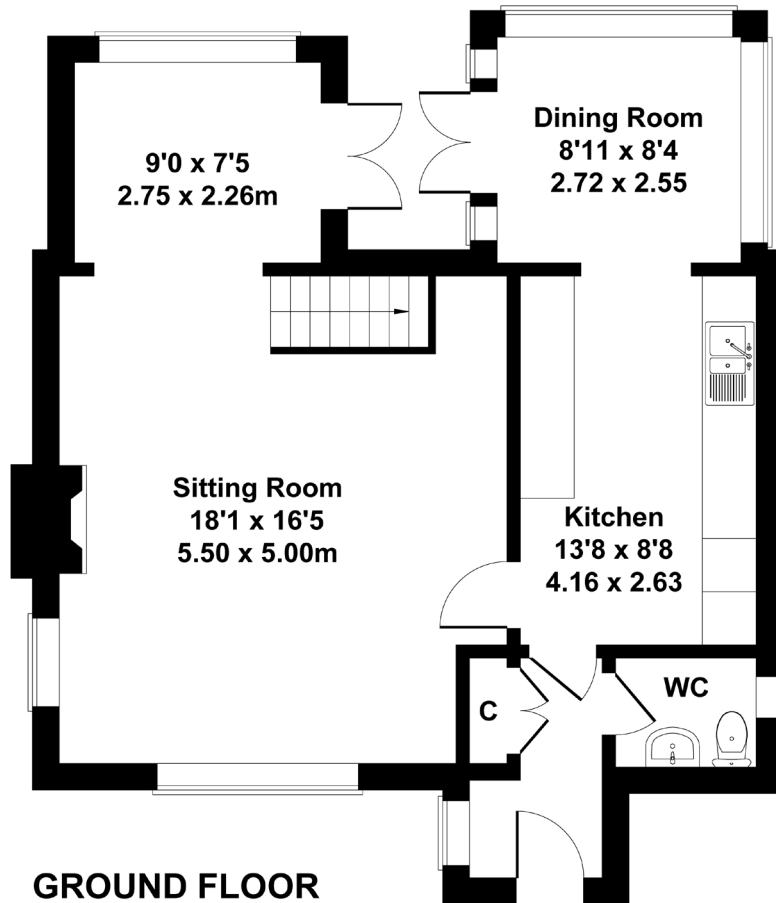
[MOLONEYCOUNTRYPROPERTY.COM](http://MOLONEYCOUNTRYPROPERTY.COM)

EMAIL: [SALES@MOLONEYCOUNTRYPROPERTY.COM](mailto:SALES@MOLONEYCOUNTRYPROPERTY.COM)

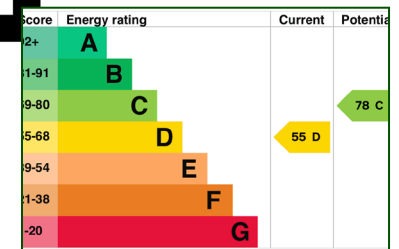
TELEPHONE: 01797 253000 or 01580 212828

# 8 Northridge

Approximate Gross Internal Area  
1098 sq ft -102 sq m



Not to Scale.  
For Illustrative Purposes Only.



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