

**RUSH
WITT &
WILSON**



**6 Mill Corner, Northiam, East Sussex, TN31 6HU.
£525,000 Freehold**

A beautifully presented and extended four bedroom semi-detached home occupying an idyllic semi-rural lane position of Northiam Village enjoying far reaching countryside views. Located within the highly desirable Hamlet of Mill Corner, this delightful family home enjoys a bright and spacious living space comprising a entrance hall, main living room with fitted wood burning stove, stunning open plan kitchen/dining/family room with oak flooring and French doors to the front and rear gardens, utility room and ground floor wc. First floor accommodation enjoys four principal bedrooms to include a well-lit master bedroom with fitted wardrobes, Juliette balcony with far reaching views and en-suite shower room in addition to a well appointed family bathroom suite. Outside enjoys private front and rear gardens hosting a variety of seating areas complete with greenhouse, workshop and outhouse. To the front provides ample off road parking. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning doctor's surgery, opticians, dentist surgery, popular bakery and hardware store. Further high street shopping is available and Tenterden and Rye just a short drive away.



Exposed joinery, part glazed composite door leading into:

Solid oak flooring, two upvc windows to the side aspect with views over the garden, radiator, staircase leading to the first floor, thermostat.

Oak floor, window to side aspect, radiator, fireplace housing a cast iron wood burning stove over a slate hearth and oak cill.

Solid oak flooring, two upvc windows to the front, double radiator, French doors leading onto the side terrace with access to the lawn, space for dining table and chairs with pendant lighting above, further window to side, matching base and wall units with shaker style doors, marble and oak block countertops incorporating breakfast bar with space for stools below, undermounted Villeroy and Boch ceramic basin with matching upstands, integrated AEG dishwasher, AEG steam combination oven and microwave combination oven, AEG induction four ring with stainless steel extractor canopy and lighting above, pan drawers, cutlery drawers, integrated tower fridge/freezer. Upvc French doors to the side terrace and garden with rural aspect, radiator, storage cupboard, further cupboard housing the consumer unit.

Decorative tile flooring, external part glazed upvc door to the side, wall mounted Worcester gas boiler, fitted base unit with laminated countertop, extractor, plumbing for washing machine, radiator, access to:

Decorative tiled flooring, back to wall push flush wc, storage niche, extractor, wall mounted corner wash basin with decorative tiled splashback.

French doors and side light windows with Juliet balcony

enjoying a beautiful elevated position over open countryside with views towards Northiam village, ornate fitted wardrobes, radiator, internal door to:

Stone effect vinyl tiling, obscure window to side elevations, extractor, chrome heated towel radiator, push flush wc, corner shower cubicle with ceramic wall tiling, rinser and rainfall head, vanity unit with marble countertop, undermounted ceramic basin and cupboards below, wall light.

Upvc window to side aspect, radiator.

Window to side, radiator.

Window to side aspect enjoying an elevated rural vista with views towards the village, radiator, built-in storage cupboards with one forming storage for the hot water tank and adjacent storage cupboard.

Ceramic tiled flooring, obscure window to side, chrome heated towel radiator, vanity unit with marble countertop, undermounted basin with cupboards below, push flush wc, panelled shower/bath suite with shower screen, shower niche, rinser, rainfall head, extractor.

Aggregate driveway for three vehicles, paved path extending to a covered entrance where there is external lighting, paved seating area, lawned area with railway sleeper edging, enclosed by mature hedgerow.

Planted lavender borders, specimen oak tree, greenhouse, external power point, high level gate with pathway extending to a workshop (see below). External tap to the side, paved pathway leads to a further side lawn with beautiful aspect over agricultural land and far reaching rural views, the garden is

enclosed by chestnut post and rail fencing with further stockproof fencing, log store, brick outhouse with timber door, part glazed external door leading into the utility room.

Timber double doors to the front, part glazed external door to side and window to the rear, light and power supply.

Mains drainage and full gas central heating system.

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.

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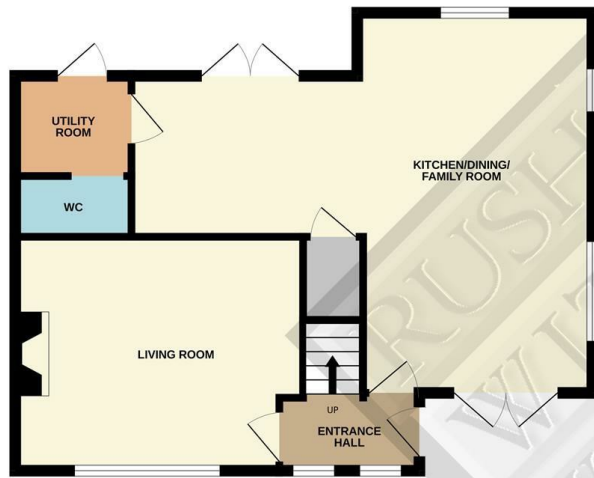
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GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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**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**