23 Goddens Gill, Northiam, East Sussex, TN31 6QE.
£250,000 OIEO Freehold

CHAIN FREE - A spacious three bedroom semi-detached family home in need of complete renovation located within the highly desirable Village of Northiam. Considered to be an ideal first time purchase or investment, the property enjoys a quiet residential position providing immediate access to the local amenities and is situated walking distance to the well regarded local Primary School. Accommodation comprises an entrance hallway, generous living/dining room, kitchen, two spacious first floor double bedrooms, further single, main bathroom and separate wc. Outside enjoys a private rear garden to the rear with useful outhouse offering scope for conversion. On street parking is available to the roadside. Northiam village benefits from 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.

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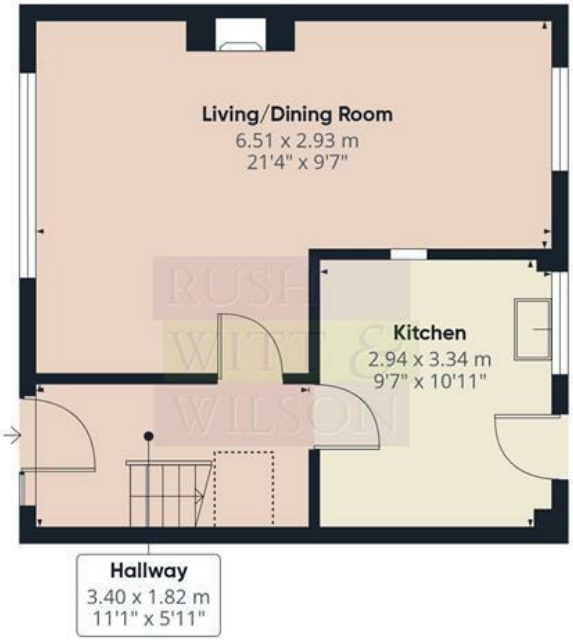
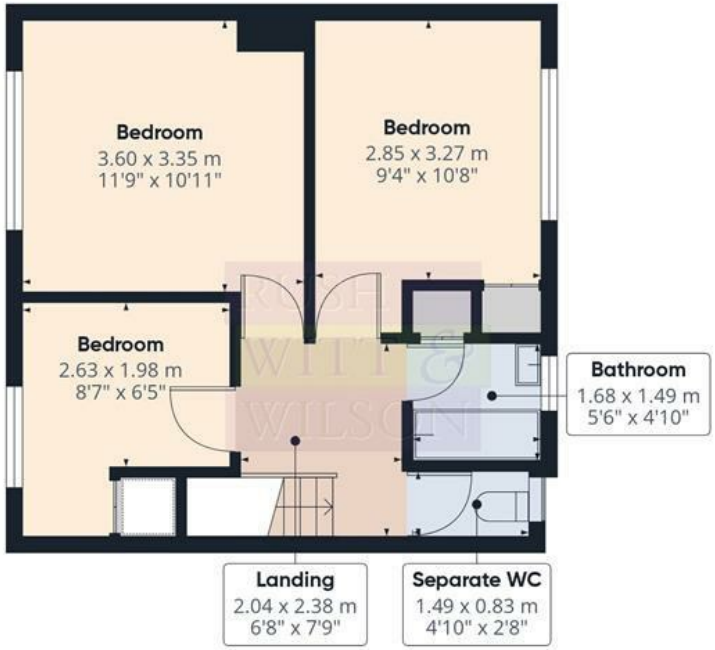
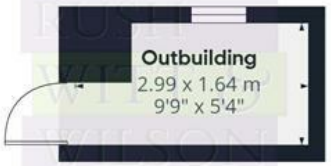


Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

83.2 m²

896 ft²

Reduced headroom

0.6 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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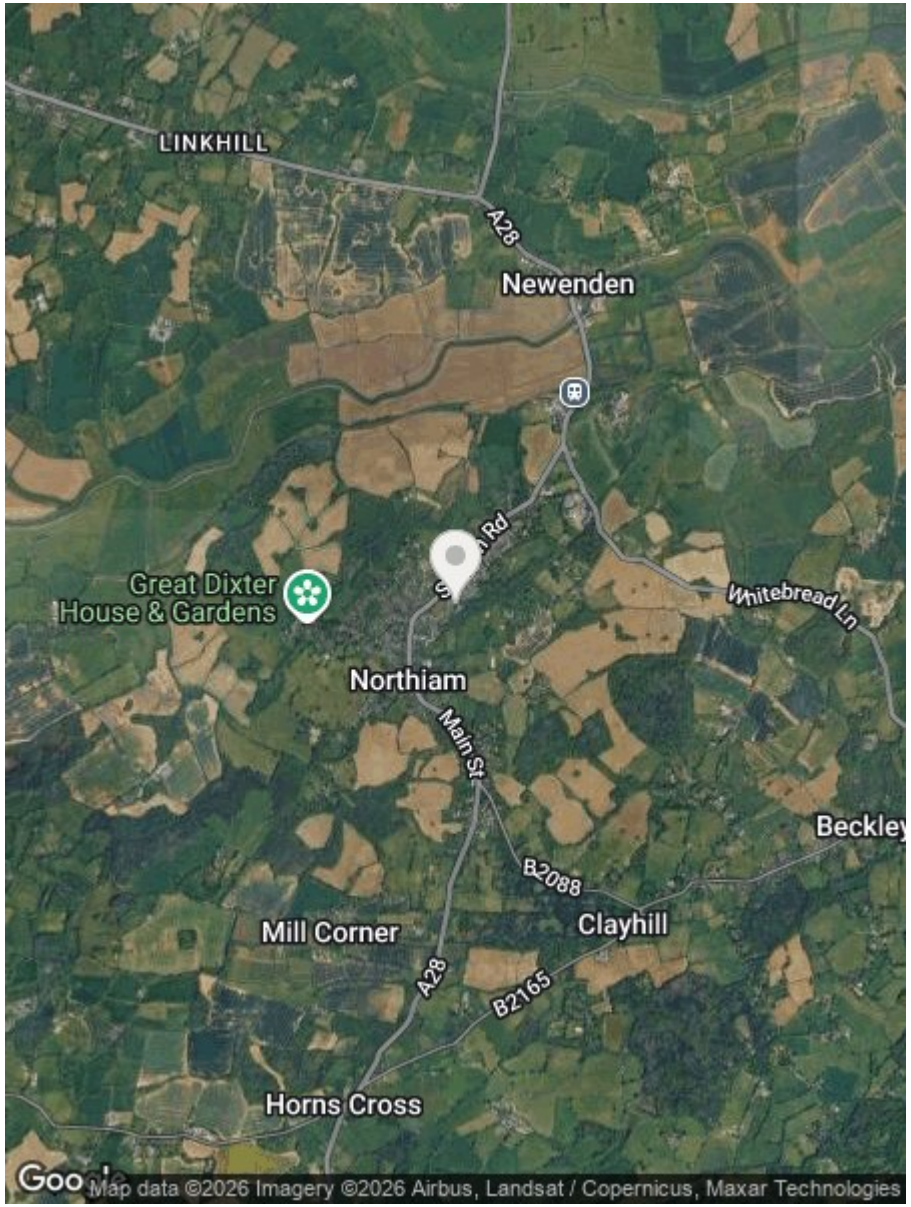

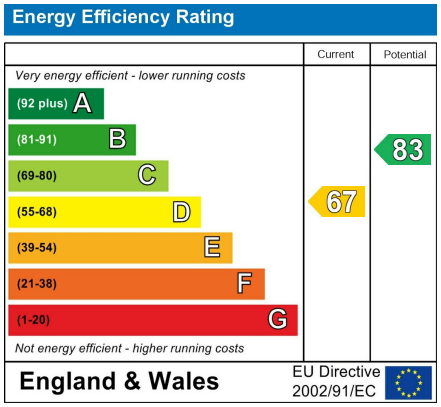

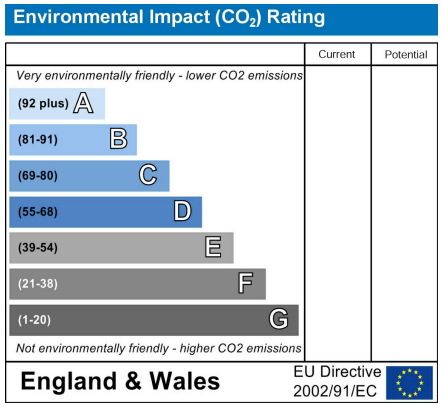

Council Tax Band - B

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:

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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

RUSH WITT & WILSON

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