

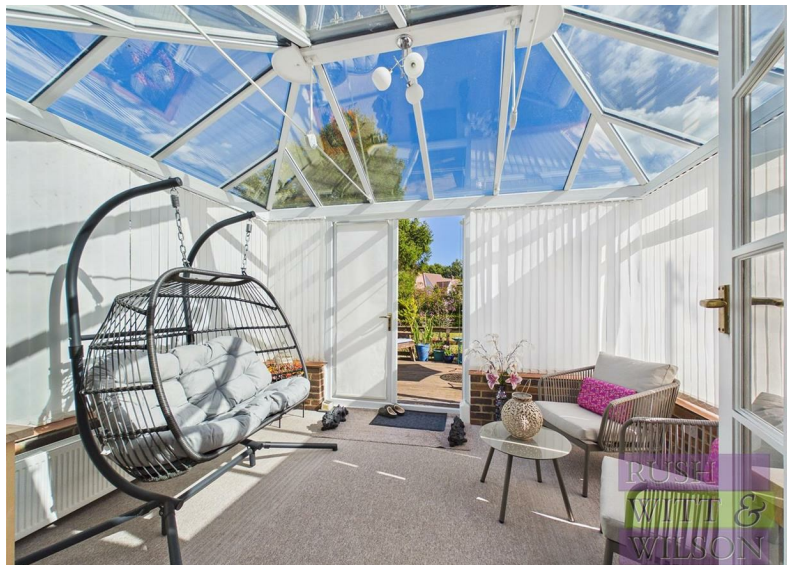
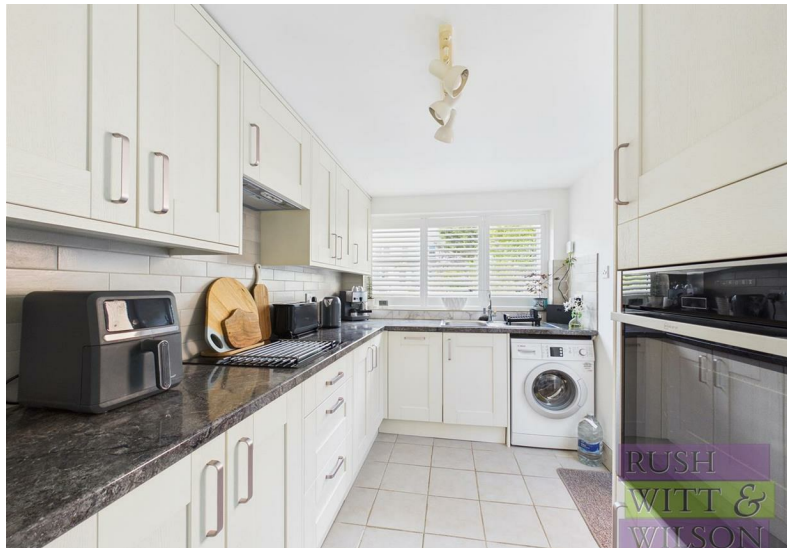
**RUSH  
WITT &  
WILSON**

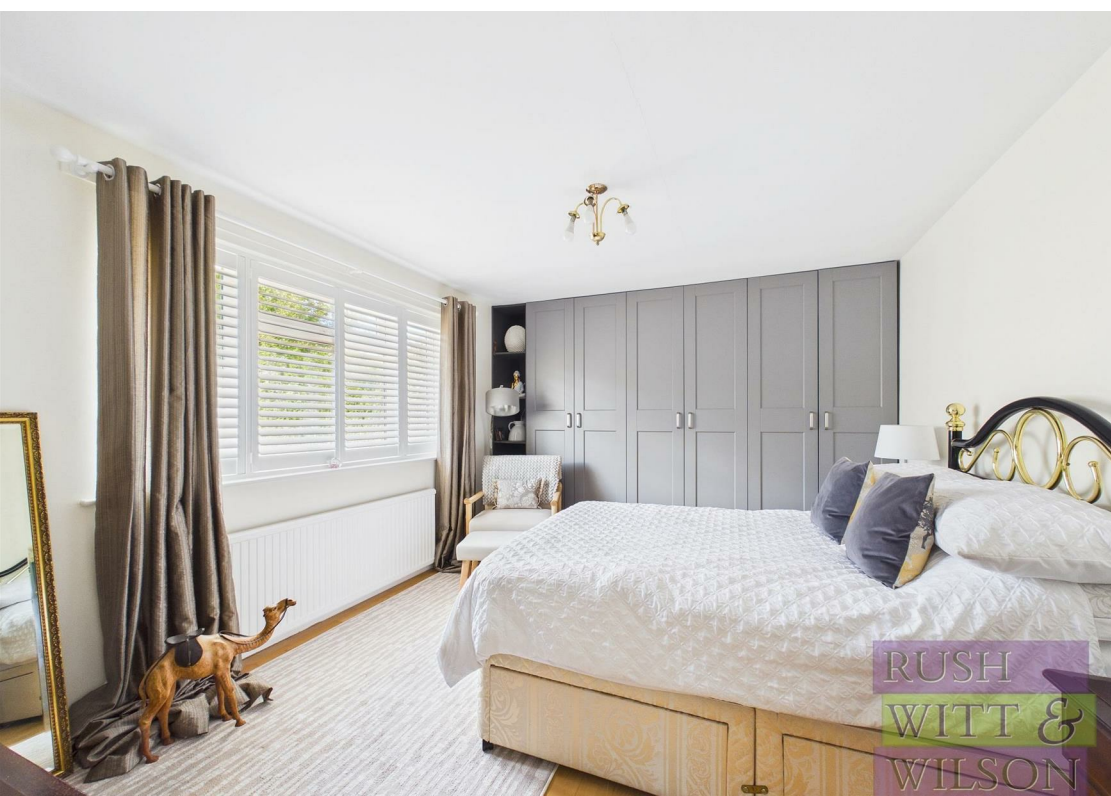


**RUSH  
WITT &**

**Rosa, Station Road, Northiam, East Sussex, TN31 6QL.  
£475,000 Freehold**

**A beautifully presented three bedroom detached bungalow complete with generous rear garden located within the highly sought after village of Northiam. This impressive home enjoys an incredibly bright living space throughout comprising a main hallway, generous master bedroom with fitted shutter blinds and full length wardrobes, further spacious double bedrooms with fitted blinds, stylish bathroom with shower/bath suite and marble effect tiling, additional third bedroom or optional study, large living/dining room with internal doors serving an adjoining sun room with French doors to the rear garden and well appointed shaker style kitchen. Outside enjoys a private and well tended rear garden of generous proportions complete with deck seating area and garden shed to one end. To the front provides ample off road parking over a resin bound driveway. The property offers immediate access to a network of excellent walking routes, popular village amenities including two convenience stores, well regarded bakery and hardware store ,award winning doctors surgery, dentist and opticians. Further high street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye.**









Approximate total area<sup>(1)</sup>

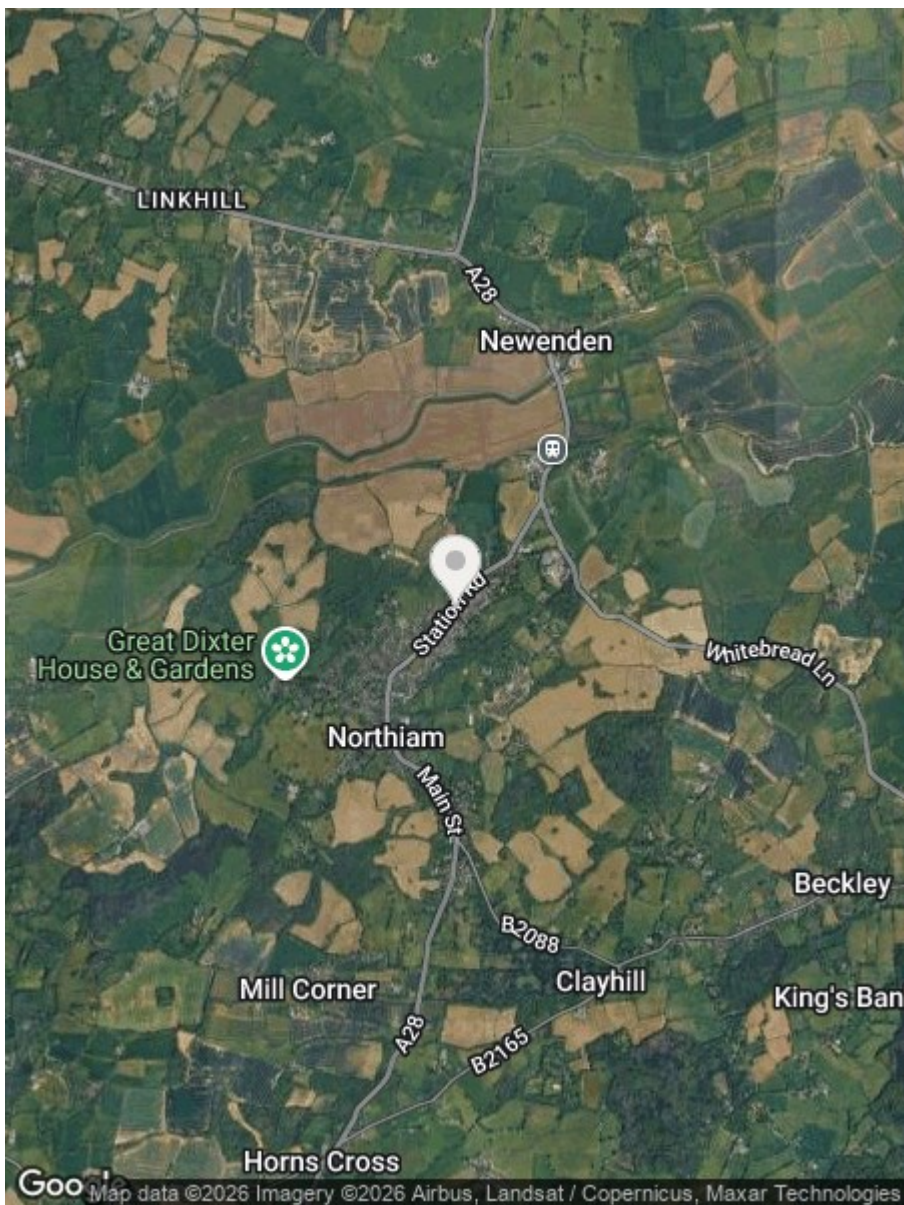
88.1 m<sup>2</sup>  
950 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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

Council Tax Band - E

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.
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