



MOLONEY COUNTRY PROPERTY



5 SEVEN ACRE VIEW NORTHIAM



5, SEVEN ACRE VIEW, NORTHAM, RYE, EAST SUSSEX. TN31 6FB

A VERY WELL PRESENTED SEMI DETACHED THREE BEDROOM HOUSE CONSTRUCTED IN 2017 WITH REMAINING NHBC, LOCATED IN A QUIET LOCATION ADJOINING WOODLAND AND COUNTRYSIDE WALKS, CONVENIENT FOR VILLAGE AMENITIES. SITTING ROOM WITH DOORS TO THE GARDEN, FITTED KITCHEN/DINING ROOM, SEPARATE UTILITY. MASTER BEDROOM WITH DRESSING AREA & EN-SUITE SHOWER. SINGLE GARAGE WITH PAVED PARKING SPACE, FURTHER VISITOR PARKING. PRIVATE ESTABLISHED GARDENS. ENJOYING A WOODLAND OUTLOOK.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, CLOAKROOM. FIRST FLOOR LANDING, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, DOUBLE BEDROOM TWO, SINGLE BEDROOM THREE, BATH AND SHOWER ROOM. ENCLOSED FRONT GARDEN, SINGLE GARAGE WITH OFF ROAD PARKING, PRIVATE ESTABLISHED SIDE GARDEN. GAS FIRED CENTRAL HEATING.



Paved path to composite front door to:

ENTRANCE HALL: Carpeted stairs with painted wooden handrail to the first floor. Grey wood effect laminate floor. Doors to kitchen/dining room and

SITTING ROOM: Double aspect room with window enjoying views of the garden and woodland to the front and French doors leading out to the garden. Matching grey wood effect laminate floor. TV point.

KITCHEN/DINING ROOM: Double aspect room with window enjoying views of the garden and woodland to the front, windows to the side overlooking the green, all with blinds. Fitted with range of white, high gloss base and wall units with square edge, granite effect worktop over, inset with one and half bowl, single drainer stainless steel sink unit with mixer tap. Integrated fridge with matching freezer below, Electrolux 4 ring gas hob with stainless steel splash-back and AEG chimney style extractor over, Electrolux fan assisted oven below. Fully integrated Zanussi dishwasher. Logic combination gas fired boiler. Matching grey wood effect laminate floor. Inset ceiling lights. Space for table with pendant light over. Door to:

UTILITY ROOM: Fitted with matching eye level cupboards over granite effect work top with plumbing for washing machine and space for tumble dryer below. Cloaks hooks. Matching grey laminate wood effect floor. Door to:

PRICE GUIDE £429,950



CLOAKROOM: Fitted with white suite comprising WC & pedestal mounted wash hand basin with tile splash-back. Extractor. Matching grey wood effect laminate floor.

Stairs with wooden handrail to first floor:

LANDING: Painted balustrade. Matching panel doors to all rooms. Over-stairs linen cupboard with slatted shelves. Carpet.

MASTER BEDROOM: Double aspect room with window with blind to the side, overlooking the garden & matching window to the front enjoying views over the woodland beyond. Dressing area fitted with a three door wardrobe cupboard with hanging rails and shelves. Carpet. Door to:

EN-SUITE SHOWER ROOM: Obscured glazed window to the front. Fitted with white suite comprising WC, pedestal mounted wash hand basin with tiled splash-back & fully tiled shower cubicle with sliding glass door & Mira shower. Inset ceiling lights, extractor. Grey wood effect laminate floor.

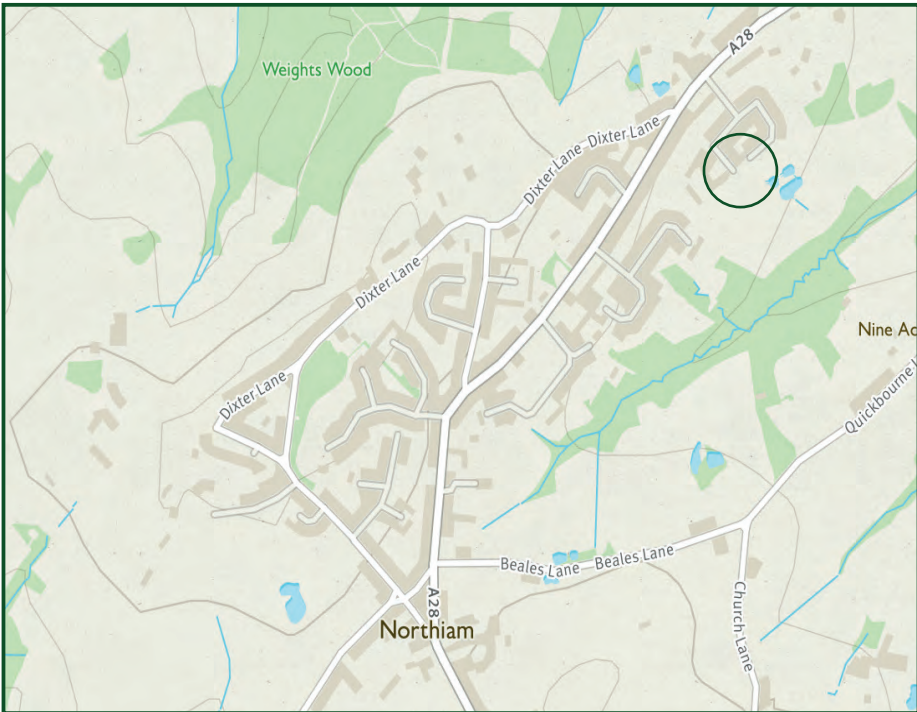
BEDROOM TWO: Double aspect room window enjoying views over the front garden & woodland beyond, matching window to side, both with blinds. Carpet.

BATH/SHOWER ROOM: Obscure glazed window with horizontal blind to the front. Fitted with white suite comprising WC, pedestal mounted wash hand basin with tiled splash-back, panelled bath set into tiled surround with Mira shower over and glass screen to side. White ladder style heated towel rail. Grey wood effect laminate floor. Inset ceiling lights, extractor.

BEDROOM THREE: Window with horizontal blind to the side. Carpet.

OUTSIDE: The property is approached by footpath with picket fence boundary to the front, a paved pathway leads to the front door with pebbled planted area to both sides. The side garden is fully enclosed with well-established planted borders, paved pathways and central gravelled area. A rear gate gives access to the single garage with up and over door to the front and paved parking space.





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.

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

FLOOR AREA: 91 m2 (980 ft2) Approx.

EPC RATING: B

COUNCIL TAX BAND: D

LOCAL AUTHORITY: Rother District Council

DIRECTIONS: From the A28 travelling through Northiam in a southerly direction turn left into Donsmead Drive, at the T junction turn right and then first left into Seven Acre View continue to the end where visitors parking will be found, continue along the footpath, number 5 will be found at on the right.

WHAT3WORDS: ///path.grounding.penny

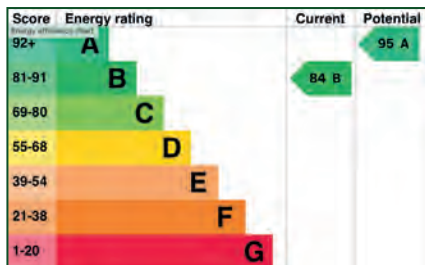
TRANSPORT LINKS: For the commuter, Robertsbridge and Etchingham stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

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

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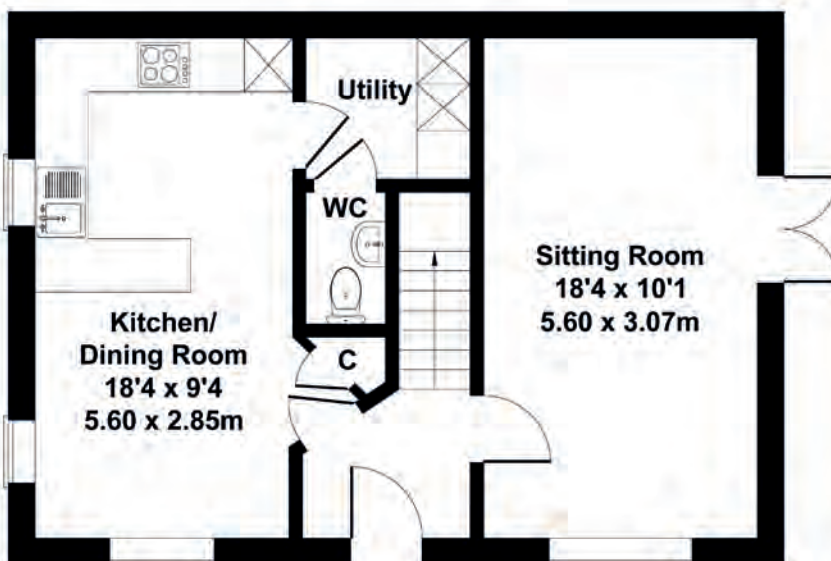
EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

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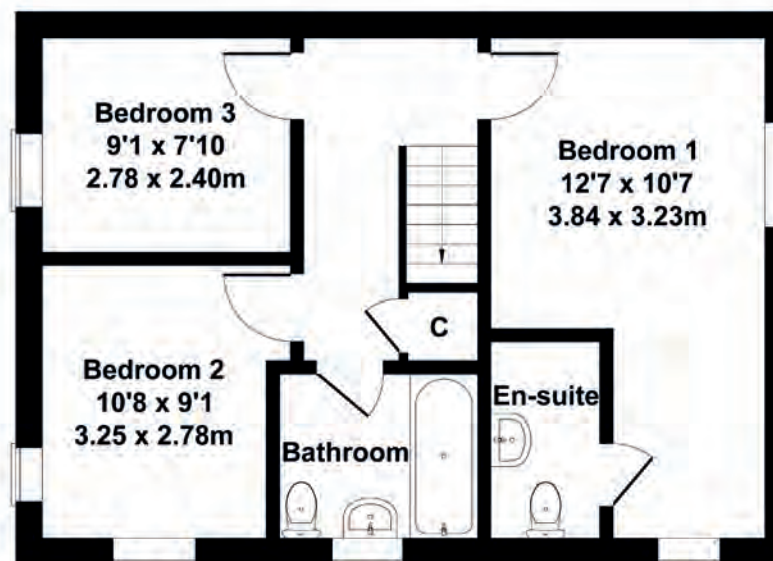


5 Seven Acre View

Approximate Gross Internal Area
980 sq ft - 91 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale.

For Illustrative Purposes Only.

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