



MOLONEY

COUNTRY PROPERTY



2 KNELLE VIEW NORTHIAM

## 2 KNELLE VIEW, STATION ROAD, NORTHIAM, EAST SUSSEX. TN31 6QD

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CHAIN FREE - A 3 BEDROOM, SEMI-DETACHED HOUSE LOCATED IN CENTRE OF THE VILLAGE, WELL SET BACK FROM THE ROAD BENEFITING FROM GOOD SIZED GARDENS FRONT AND REAR AND OFFERING SCOPE FOR UPDATING. DOUBLE SITTING/DINING ROOM, EXTENDED KITCHEN/BREAKFAST ROOM WITH UTILITY AREA, SINGLE GARAGE, AMPLE OFF ROAD PARKING. GFCH. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY AREA, CLOAKROOM. FIRST FLOOR LANDING, 2 DOUBLE BEDROOMS, SINGLE BEDROOM 3, FAMILY BATH/ SHOWER ROOM. FRONT GARDEN, DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES, SINGLE GARAGE WITH GARDEN STORE TO THE REAR, REAR GARDEN WITH PAVED TERRACE. GFCH.



Obscured double glazed front door with matching panel to side to:

**ENTRANCE HALL:** Stairs with wooden handrail to the first floor, under stairs storage cupboard. BT point. Doors to kitchen/breakfast room and:

**SITTING/DINING ROOM:** UPVC double glazed window to the front with vertical blind. Stone fire surround inset with cast iron wood burning stove on matching stone hearth. TV point BT point. Coved ceiling, decorative ceiling roses. Opening to dining room with sliding patio doors leading out to the rear paved terrace. Hatch through to the kitchen.

**KITCHEN/BREAKFAST ROOM:** Double aspect room with UPVC double glazed windows to both sides and high level window. Fitted with range of dark oak base and wall units with square edged laminate worktop over, inset with 1 1/2 bowl single drainer, stainless steel sink unit. Hotpoint double oven set into exposed brick surround, drawer pack. Leisure Rangemaster gas hob. Tiled splashbacks. 2 x 4 light spot tracks. Vinyl floor. Shelved larder cupboard. Door to:

**UTILITY AREA:** Obscure glazed door to side pathway. Plumbing for washing machine and space for further appliance. Cloaks hooks. Sliding door to:



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**GUIDE PRICE £ 380,000**



**CLOAKROOM:** Wooden obscure glazed window to the rear. Fitted with coloured suite comprising WC, small wall mounted hand basin with tiled splashback. Glass shelf, extractor shaver point/light over. Matching vinyl floor.

**STAIRS TO 1ST FLOOR LANDING:** Matching doors to all rooms. Loft hatch.

**BEDROOM:** UPVC double glazed window with vertical blind to the front. Fitted with range of dark wood cupboards and drawers with hanging rails and shelves. Central ceiling light/ fan.

**BEDROOM:** UPVC double glazed window to the rear. Cupboard housing hot water tank with slatted shelves over & Worcester gas boiler.

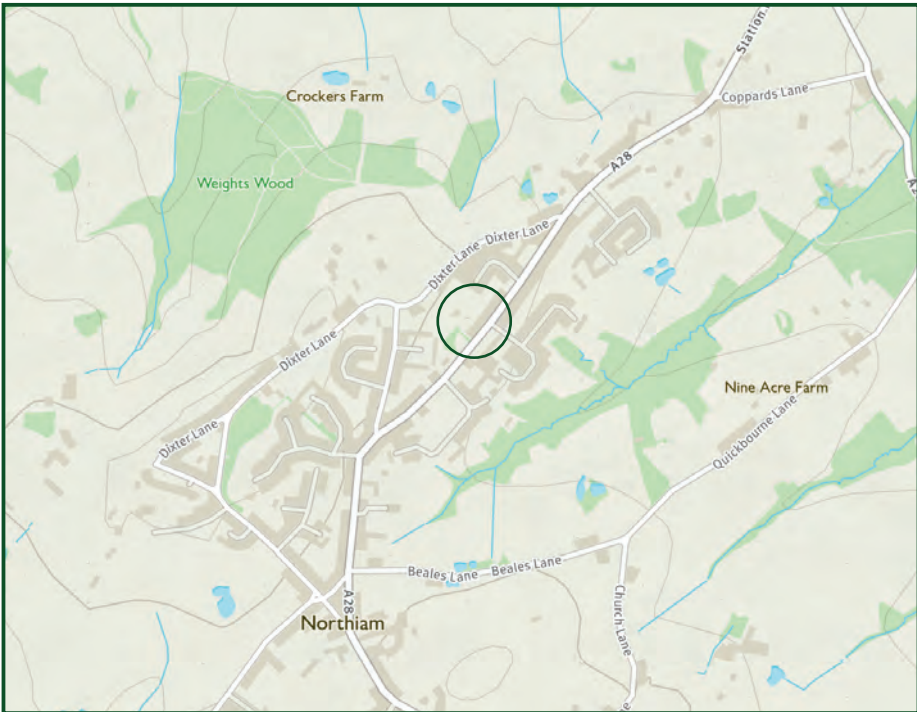
**BATH/SHOWER ROOM:** Double aspect with obscure double glazed windows to side and rear. Fitted with white suite comprising WC, hand basin set into laminate surround with double doored storage below & panelled bath with Aqualisa shower & glass screen to side.

**BEDROOM:** UPVC double glazed window to the front. Stairwell bulkhead.



**OUTSIDE:** The property is set well back from the road with a driveway providing parking for several vehicles & access to the single garage. The front garden is mainly laid to lawn with hedged and fenced boundaries and a small corner feature pond. A gate to the right leads to the rear garden which is of good size with lower paved terrace for al-fresco dining. It is fully enclosed by full height fencing to all sides with planted beds and borders. A door at the rear of the garage gives access to the garden store.





*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 fired central heating.

**FLOOR AREA:** 97m<sup>2</sup> ( 1,044 ft<sup>2</sup>) Approx.

**EPC RATING :** 'D'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND :** 'D'

**TENURE:** Freehold

**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 of Sevenoaks.

**DIRECTIONS:** Travelling north through Northiam on the A28, pass through the centre of the village with Dixter Rd on the right. 2 Knelle View will be found on the left just before Ghyllside Rd on the right.

**What3Words (Location):** [///face.photocopy.history](https://www.what3words.com/face.photocopy.history)

**VIEWING:** All viewings by appointment through Moloney Country Property. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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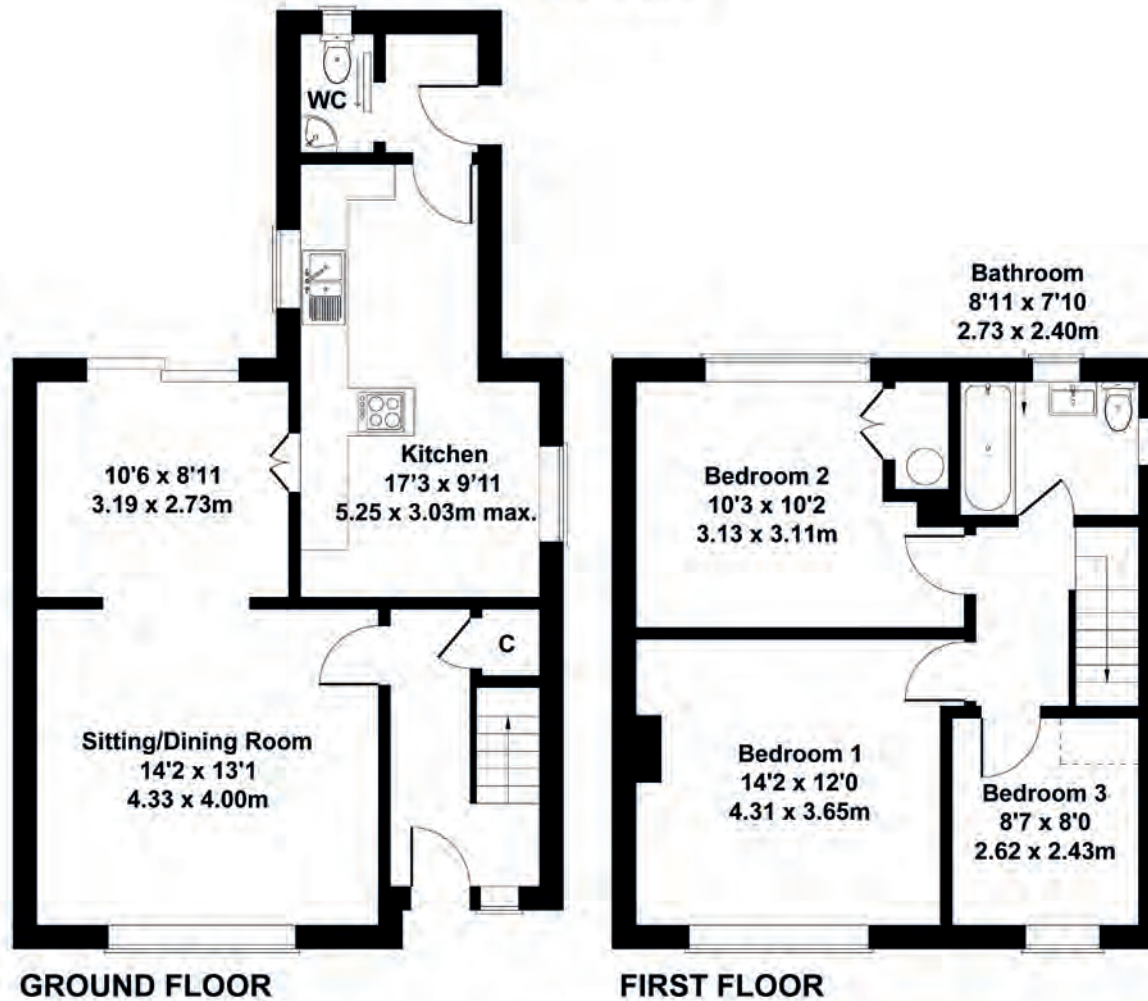
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**EMAIL: SALES.@MOLONEYCOUNTRYPROPERTY.COM**

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**TELEPHONE: 01797 253000 or 01580 212828**

Approximate Gross Internal Area  
1044 sq ft - 97 sq m



Not to Scale.

For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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