



MOLONEY COUNTRY PROPERTY



9 NORTHRIDGE NORTHIAM

9 NORTHRIDGE, NORTHIAM, EAST SUSSEX TN31 6PG

CHAIN FREE. A WELL PRESENTED DETACHED 3 BEDROOM BUNGALOW, OFFERING SPACIOUS, VERSATILE ACCOMMODATION LOCATED AT THE HEAD OF A CUL-DE-SAC, IN A QUIET, SOUGHT AFTER LOCATION, CONVENIENT FOR LOCAL AMENITIES & GREAT DIXTER HOUSE & GARDENS. SITTING ROOM, NEW CONSERVATORY/DINER, KITCHEN, BEDROOM ONE WITH EN-SUITE CLOAKROOM, SECOND DOUBLE BEDROOM, BEDROOM 3/STUDY. OFF ROAD PARKING, ATTACHED GARAGE WITH ELECTRIC CHARGING POINT, PRETTY, LANDSCAPED REAR GARDEN WITH POND. GFCH. NEW SOLAR/BATTERY STORAGE ENERGY SYSTEM.

ACCOMMODATION LIST: ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, CONSERVATORY/DINER, KITCHEN, CLOAKROOM, SHOWER ROOM, BEDROOM ONE WITH EN-SUITE CLOAKROOM, BEDROOM TWO, BEDROOM 3/STUDY. OFF ROAD PARKING, ATTACHED SINGLE GARAGE Inc. ELECTRIC CHARGING POINT, TOOL STORE, POTTING SHED. FRONT GARDEN, LANDSCAPED REAR GARDEN. GAS FIRED CENTRAL HEATING. NEW SOLAR & BATTERY STORAGE ENERGY SYSTEM.



Obscure glazed UPVC front door with matching panels to side to:

PORCH: Matching windows to side. Quarry tiled floor, exposed brick walls, pine panelled ceiling. Wall light. Obscure glazed wooden casement door to:

ENTRANCE HALL: L- shaped with door to all rooms. Shelved linen cupboard, airing cupboard housing hot water tank. Double opening obscure glazed doors to:

SITTING ROOM: 4.90m x 4.32m (16'1 x 14'2) UPVC double glazed window with Georgian encasement grill to side. Granite fire surround inset with coal effect electric fire on matching hearth. TV point. Double wooden doors with matching sash windows to both sides leading out to:

CONSERVATORY/DINER: 5.42m x 2.00m (17'10 x 6'6) UPVC double glazed windows to all sides, doors leading out to the rear garden and second door to the side terrace. Vinyl floor. Exposed brick walls. Door back to the:

KITCHEN: 3.12m x 3.05m (10'3 x 10') UPVC double glazed window overlooking the rear garden. Fitted with comprehensive range of wooden base and wall units with wood edged laminate worktop over, inset with 1^{1/2} bowl, single drainer, stainless steel sink unit. Die Dietrich electric oven set into housing unit with space for microwave above, Neff touch control induction hob with concealed AEG extractor over. Part tiled walls. Fully integrated Neff larder fridge with matching freezer below. Space for dishwasher. Leaded light, glazed display cupboard with display ends. Vinyl floor. Louvred doored hatch through to sitting room.

ASKING PRICE OF £475,000



UTILITY ROOM: 3.25m x 1.30m (10'8 x 4'3) UPVC double glazed door with window alongside leading out to the rear paved terrace. Ceramic wall mounted sink with tiled splash back. Range of eye level cupboards, plumbing for washing machine, space for further appliances. Wall mounted Alpha gas fired boiler servicing hot water and central heating. Vinyl floor.

BEDROOM ONE: 3.89m x 3.23m (12'9 x 10'7) UPVC double glazed window with Georgian casement grill to the front. Double doored wardrobe cupboard with hanging rail and shelves over. TV point. Extractor. Door to:

EN-SUITE CLOAKROOM: Obscure UPVC double glazed window with Georgian casement grill to the front. Fitted with white suite comprising WC & integrated hand basin set into white high gloss storage units with cupboards and drawers. Tiled splash backs, mirror, Dimplex wall mounted heater. Shelved cabinet. Vinyl floor, extractor.

BEDROOM TWO: 4.32m x 3.76m (14'2 x 12'4) UPVC double glazed window with Georgian casement grill to the front. Two double doored wardrobe cupboards with hanging rails and shelves over.

BEDROOM THREE/STUDY: 2.87m x 2.26m (9'5 x 7'5) UPVC double glazed window with Georgian casement grill to the front. Double doored wardrobe cupboard with hanging rail and shelves.

CLOAKROOM: Fitted with white WC & hand basin. Extractor.

SHOWER ROOM: UPVC obscure double glazed window to the rear. Fitted with white suite comprising pedestal hand basin & fully tiled corner shower cubicle with glass door. Mirror, shelved cabinet.

LOFT: *Boarded throughout provides good storage space, accessed by pull-down ladder.*



OUTSIDE: The property is approached over block paved driveway providing parking and giving access to the attached single garage with up and over door to the front, light and power connected, fitted with extensive workbench and shelving, solar /battery system & electric car charging point. The front garden is lawned with planted beds and borders, a stepping stone pathway leads to a gate giving access to the rear garden, **Cont.**



which is of good size with small area of central lawn surrounded by landscaped flower beds and borders, including a lily covered fish pond. A lower paved terrace provides an excellent space for al-fresco dining. The garage can be accessed from the terrace and there is an adjoining tool store and separate potting shed.

SERVICES: All mains services are connected. Gas central heating. Solar energy system with battery storage and hybrid inverter.

FLOOR AREA: 105 m² (1,030 ft²) Approx.

EPC RATING : 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'E'

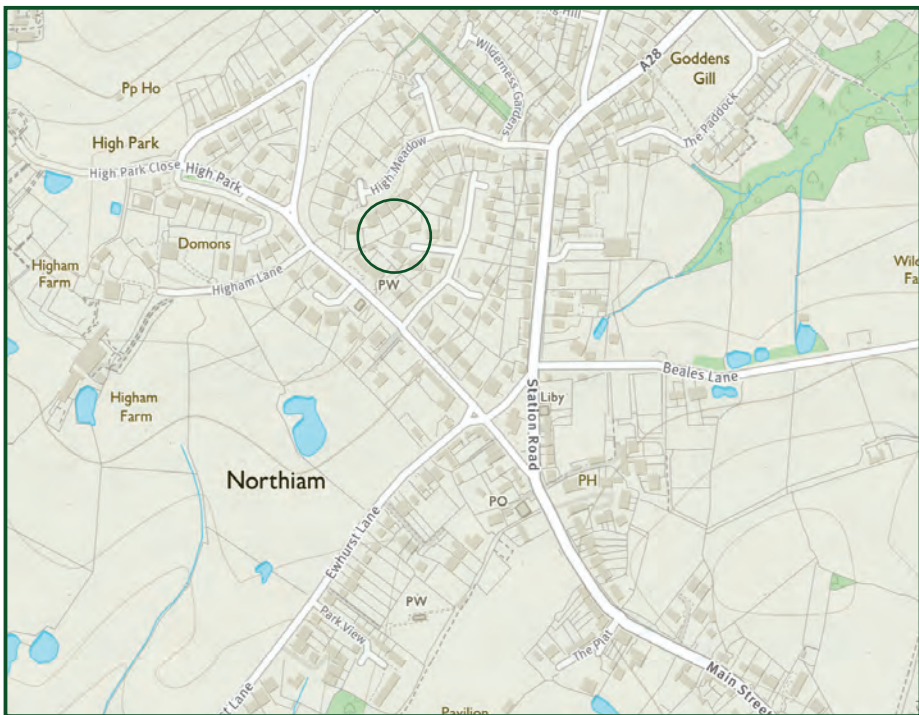
TENURE: Freehold

TRANSPORT LINKS: For the commuter, Robertsbridge and Etchingam 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.

DIRECTIONS: Travelling north on the A28 through Northiam, turn left into Dexter Road, (signposted Great Dexter). Take the second right turn into Northridge follow the road round taking the left turn, No 9 will be found at the head of the close.

What3Words (Location): [///filed.cherub.guidebook](https://www.what3words.com/#!/filed.cherub.guidebook)

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



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.

MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828



Score	Energy rating	Current	Potential
92+	A		116 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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