



MOLONEY COUNTRY PROPERTY



14 THE PADDOCK NORTHIAM



14, THE PADDOCK, NORTHIAM, RYE, EAST SUSSEX. TN31 6QF

CHAIN FREE - A 2 BED, SEMI DETACHED HOUSE, LOCATED IN POPULAR RESIDENTIAL AREA CLOSE TO VILLAGE AMENITIES OFFERING SCOPE FOR UPDATING AND REFURBISHMENT. GOOD SIZE ACCOMMODATION COMPRISING 2 RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, 2 DOUBLE BEDROOMS & CONTEMPORARY SHOWER ROOM. FRONT GARDEN, PRETTY WELL PLANTED REAR GARDEN, PARKING, GFCH.

ACCOMMODATION LIST: ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM. FIRST FLOOR LANDING, BEDROOM ONE, SHOWER ROOM, BEDROOM TWO. FRONT GARDEN, DRIVEWAY PROVIDING OFF ROAD PARKING & GIVING ACCESS TO THE FORMER INTEGRAL GARAGE NOW PROVIDING STORAGE, ENCLOSED REAR GARDEN, LEAN - TO GLASSHOUSE. GAS CENTRAL HEATING.



UPVC part obscure double glazed front door to:

Entrance Porch: Matching obscure double glazed windows to both sides. Part exposed brick wall. UPVC obscure double glazed door with matching panel to side to:

Entrance Hall: Stairs with wooden handrail and balustrade to the first floor, under stairs storage cupboard. Coved ceiling.

Cloakroom: UPVC double glazed window to the rear fitted with white suite comprising WC & small hand basin.

Reception One/Dining Room: UPVC double glazed window to the front. Coved ceiling. Double sliding doors to:

Reception Two/Sitting Room: Door back to the hall. Coved ceiling. TV point. Sliding patio door with matching glazed panels to both sides to:

Lean-to Glasshouse: Door out to the rear garden.

Kitchen/Breakfast Room: UPVC double glazed window enjoying views over the rear garden, door leading out to the side path. L Shaped room, fitted with range of base and wall units with single bowl, double drainer stainless steel sink unit. Laminate worktop to the sides. Space for under counter appliances. Electric cooker point. Dresser style unit with shelves over. Space for table. Fluorescent tube lighting. Part tiled walls. Cork tiled floor. Wall mounted Worcester gas combination boiler. Coved ceiling.

OFFERS IN EXCESS OF £325,000



Stairs to:

First floor Landing: Matching doors to all rooms. Loft hatch. Linen cupboard with slatted shelves.

Bedroom One: UPVC double glazed window with blind to the rear. Two double doored wardrobe cupboards with hanging rails and shelves. Coved ceiling. BT point.

Shower Room: UPVC double glazed window to the side. Fitted with contemporary white suite comprising WC, pedestal hand basin and walk-in shower cubicle with glass screen to side. Aqua panelled walls. Chrome ladder style towel rail.

Bedroom Two: UPVC double glazed window to the front. Coved ceiling.

Outside : The property is approached from the road over a driveway providing parking and giving access to the store at the front of the former garage. The garden is mainly laid to lawn with planted borders. A pathway to the side leads to the pretty, well planted rear garden, which enjoys an area of central lawn surrounded by mature, established beds and a small paved terrace with access to the lean-to glasshouse.

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

FLOOR AREA: 121 m² (1,302 ft²) Approx.

EPC RATING: 'D'

COUNCIL TAX BAND: 'D'

LOCAL AUTHORITY: Rother District Council

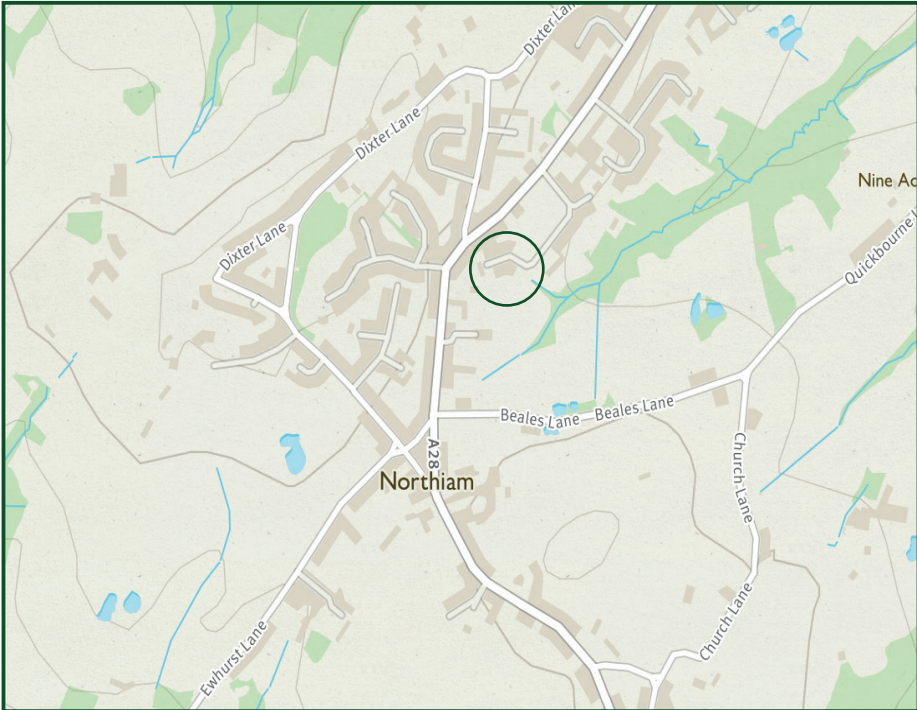
TENURE: Freehold

DIRECTIONS: Travelling South on the A28 through Northiam, turn left into Goddens Gill, follow the road into The Paddock, no 14 will be found on the left hand side just beyond Elizabeth Drive.

WHAT3WORDS: /// reservoir.flaunting.chapels

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.

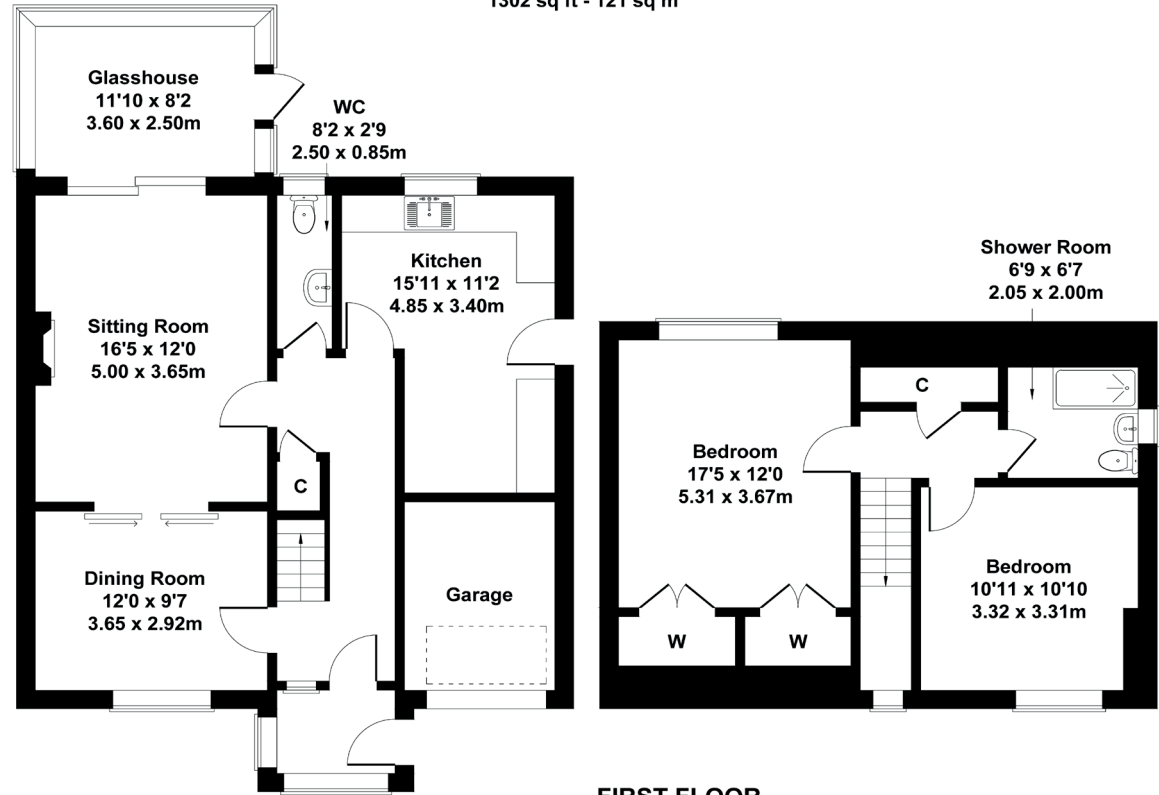
VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.



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.

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Approximate Gross Internal Area
1302 sq ft - 121 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale.

For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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