



# Moloney

---

## COUNTRY PROPERTY



22 GHYLLSIDE ROAD NORTHIAM

## 22 GHYLLSIDE ROAD, NORTHIAM, EAST SUSSEX TN31 6QG

CHAIN FREE - A SEMI DETACHED 2 BEDROOM HOUSE, IN SOUGHT AFTER CENTRAL VILLAGE LOCATION, OFFERING SPACIOUS LIVING ACCOMMODATION INCLUDING LARGE OPEN PLAN RECEPTION ROOMS, CONTEMPORARY STYLISH KITCHEN WITH SEPARATE UTILITY ROOM & 2 EN-SUITE DOUBLE BEDROOMS. OFF ROAD PARKING, REAR GARDEN.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, OPEN PLAN L-SHAPED SITTING ROOM/DINING ROOM/KITCHEN, UTILITY ROOM. LANDING, 2 BEDROOMS BOTH WITH WITH EN- SUITE SHOWER ROOMS. FRONT GARDEN, ENCLOSED REAR GARDEN, TIMBER GARDEN SHED. OIL CENTRAL HEATING.



Steps up to:

UPVC double glazed leaded light front door with matching panels to both sides to:

**ENTRANCE HALL:** Stairs to 1st floor.

**CLOAKROOM:** Obscure double glazed window to the front. Fitted with contemporary white suite, comprising back to wall WC, small rectangular hand basin set onto white high gloss vanity unit. Part tiled walls, mirror. Chrome ladder style towel rail. Tiled floor.

**RECEPTION ONE:** Bay UPVC double glazed window with casement grill to the front. Coved ceiling, under stairs storage cupboard. Archway through to:

**RECEPTION TWO:** Bay UPVC double glazed window with casement grill to the front. Archway through to:

**RECEPTION THREE:** Double doors leading out to the rear garden. Inset fire basket. Coved ceiling. Vertical radiator. Opening to:

**PRICE GUIDE £415,000**



**KITCHEN:** Two UPVC double glazed windows to the rear. Fitted with contemporary range of cream, high gloss base and wall units with square edge woodblock worktop over, inset with composite single bowl, single drainer sink unit, splashbacks, over worktop lighting. Zanussi hob with AEG glass extractor over. Zanussi double oven with cupboards above and below. Integrated AEG dishwasher. Inset ceiling lights. Built in wine rack, integrated full height AEG larder fridge. High gloss tiled floor, plinth lights.

**UTILITY ROOM:** UPVC double glazed window to the side. Fitted with wooden base units with roll edge laminate worktop over, inset with single bowl, single drainer enamel sink unit. Space for washing machine, space for tumble dryer. Tiled floor.

Stairs with painted balustrading and handrail to:

**LANDING:** Matching panel doors to both rooms. Range of storage cupboards.

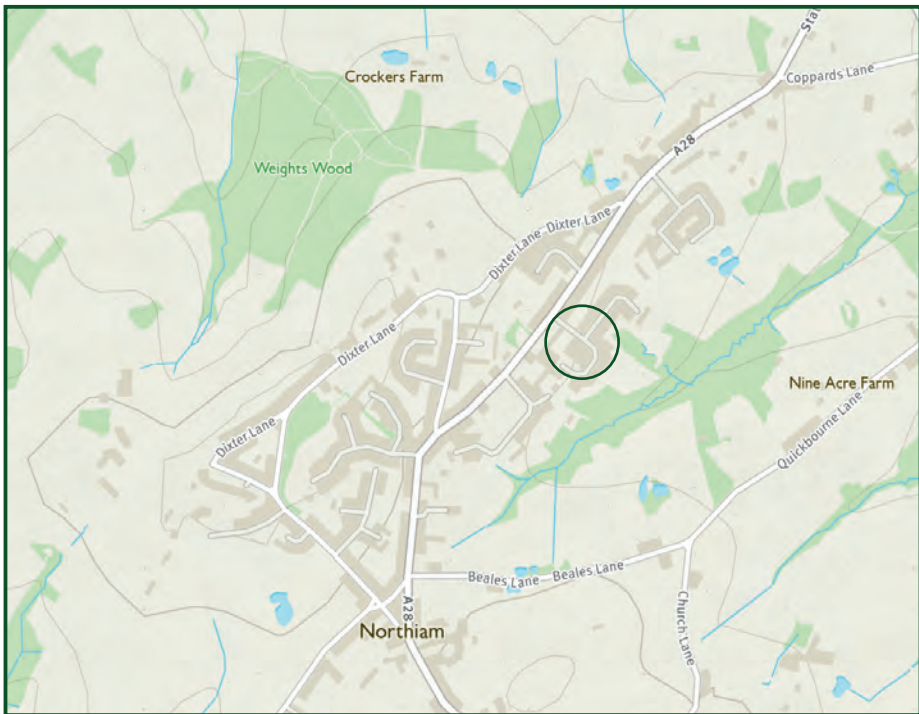
**BEDROOM:** UPVC double glazed window to the rear. Door to:

**EN-SUITE SHOWER ROOM:** Obscure double glazed UPVC window to the rear. Fitted with white suite comprising WC, hand basin set into double doored, wood effect storage unit with feature Pebble tile splashback, mirror and light over. Double shower cubicle with glass sliding door, tiled walls, coordinating tiled floor. Inset ceiling lights, extractor. Chrome ladder style heated towel rail.

**BEDROOM:** UPVC double glazed windows to the front, matching window to side. Fitted with range of wardrobe cupboards with matching drawers, dressing table, shelves and headboard. Two wall light points. Door to:

**EN-SUITE SHOWER ROOM:** Obscure UPVC double glazed window to the side. Fitted with contemporary style white suite comprising WC, wall hung hand basin, corner fully tiled shower cubicle. Tiled walls, tiled floor. Mirror. Inset ceiling lights. Chrome ladder style heated towel rail.





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.

**OUTSIDE:** The property is approached from the road over a gravel driveway providing parking, with planted front border and fenced side boundaries. A concrete pathway leads around to the side with steps to the front door and onto the rear garden, which is fully enclosed with central area of level lawn. Timber garden store. Oil fired boiler in metal housing. Outside tap.

**SERVICES:** Mains electricity, water & drainage are connected. Oil central heating.

**FLOOR AREA:** 131 m<sup>2</sup> (1,410 ft<sup>2</sup>) Approx.

**EPC RATING:** 'E'

**LOCAL AUTHORITY:** Rother District Council

**COUNCIL TAX BAND:** 'D'

**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 of Sevenoaks.

**DIRECTIONS:** Travelling north through Northiam on the A28 pass through the centre of the village with Dixter Rd on the right. Take the second right turn into Ghyllside Rd, No 22 will be found on the right after a short distance.

**What3Words (Location):** ///explain.garlic.buzzer

**VIEWING:** All viewings by appointment only. A member of our team will conduct all viewings.

---

**MOLONEYCOUNTRYPROPERTY.COM**

---

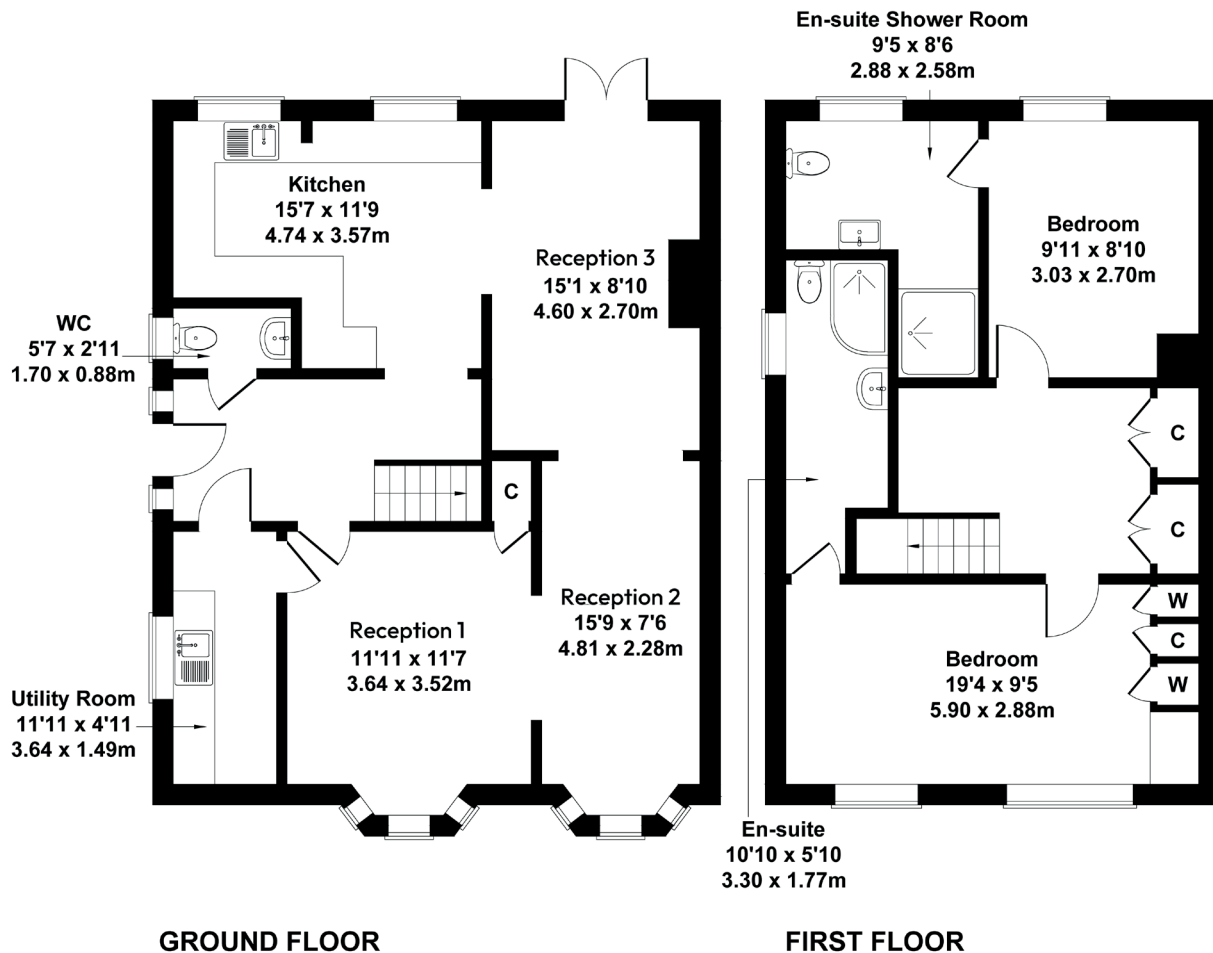
**EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM**

---

**TELEPHONE: 01797 253000 or 01580 212828**

# 22 Ghyllside Road

Approximate Gross Internal Area  
1410 sq ft - 131 sq m



Not to Scale.  
For Illustrative Purposes Only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 69 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EMAIL: SALES.@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

**22 GHYLLSIDE ROAD, NORTHIAM, EAST SUSSEX TN31 6QG**

