



1 Hylands Close, Northiam
£550,000





1 Hylands Close

Northiam, Rye

Beautifully presented five bedroom family home in secluded private Northiam mews development. Modern kitchen, low-maintenance garden, double car port, walking distance to amenities and schooling.
Council Tax band: E

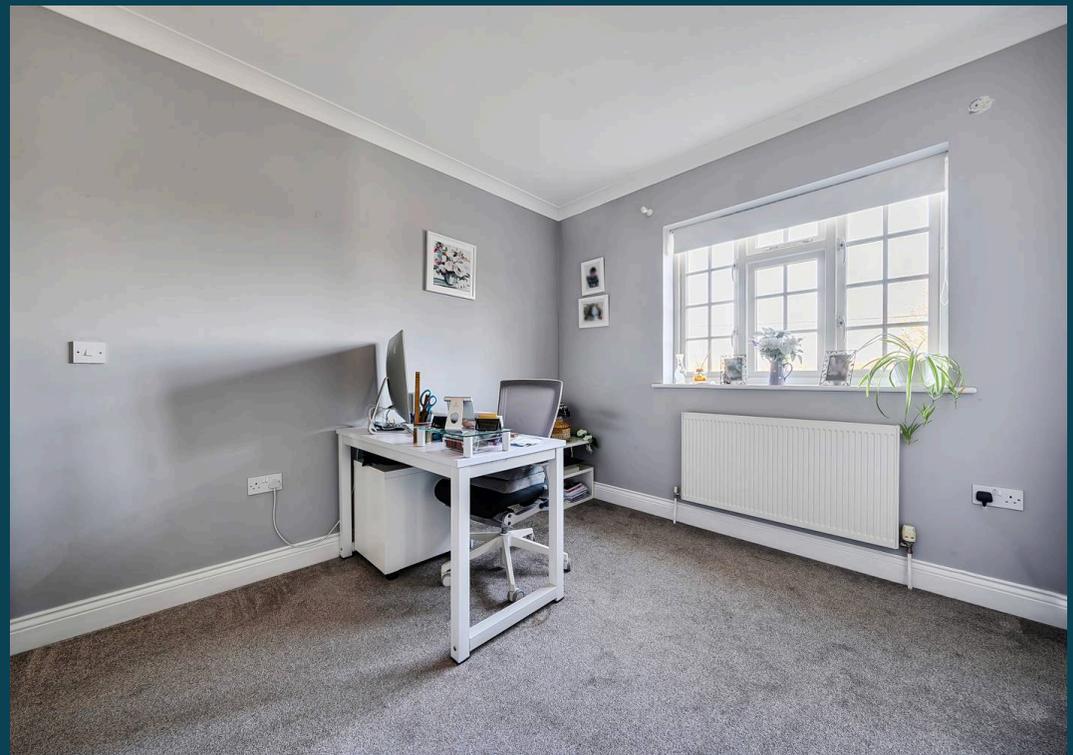
Tenure: Freehold

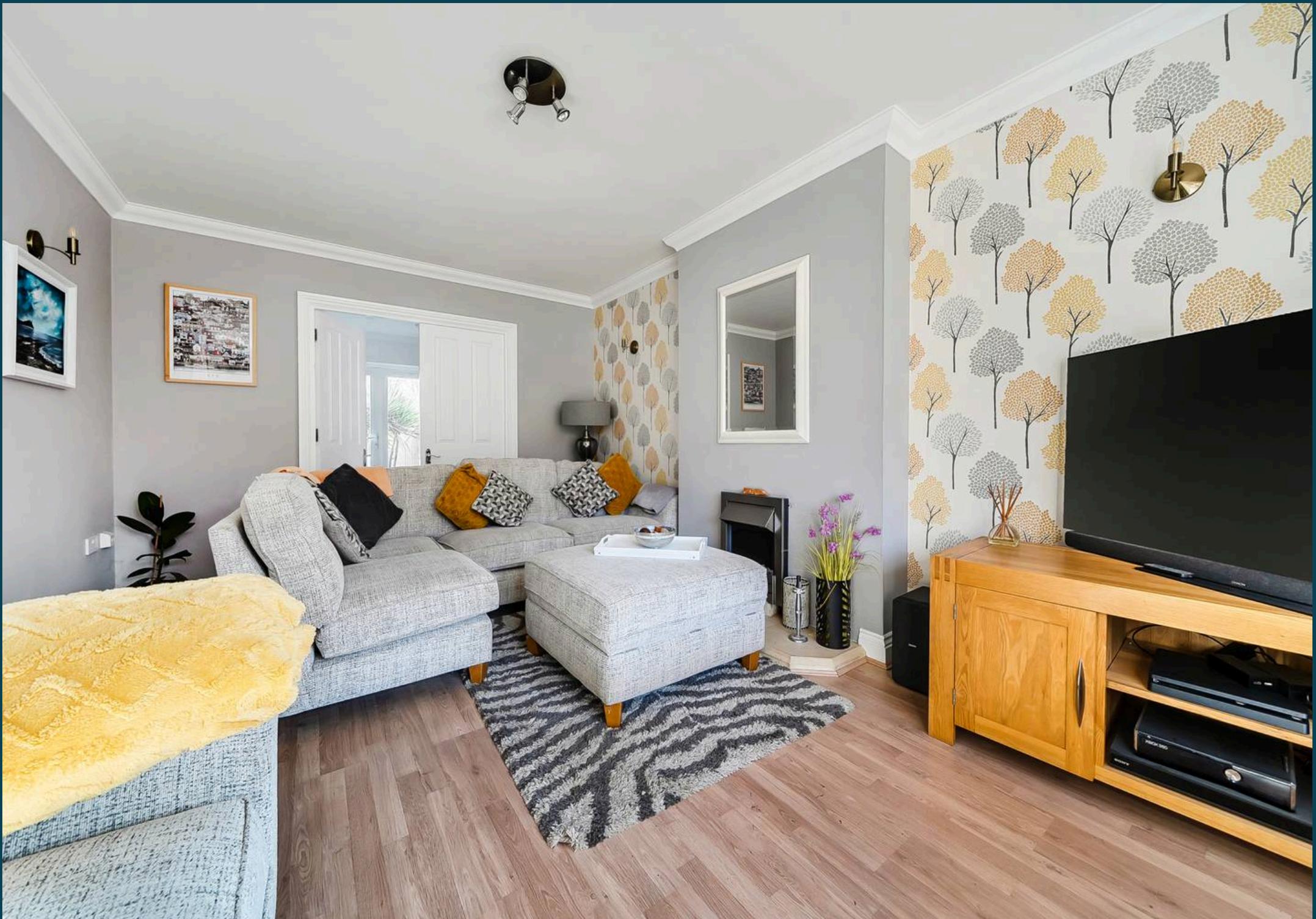
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Secluded Mews Development in Central Northiam
- Walking Distance to Amenities & Primary School
- Stunning Kitchen/Diner with Granite Worktops
- Low Maintenance, Level Rear Garden
- Double Car Port
- En-Suite Shower Room from Bedroom One
- Potential to Create Shower Room on Second Floor
- Five Bedrooms
- Views from First & Second Floor









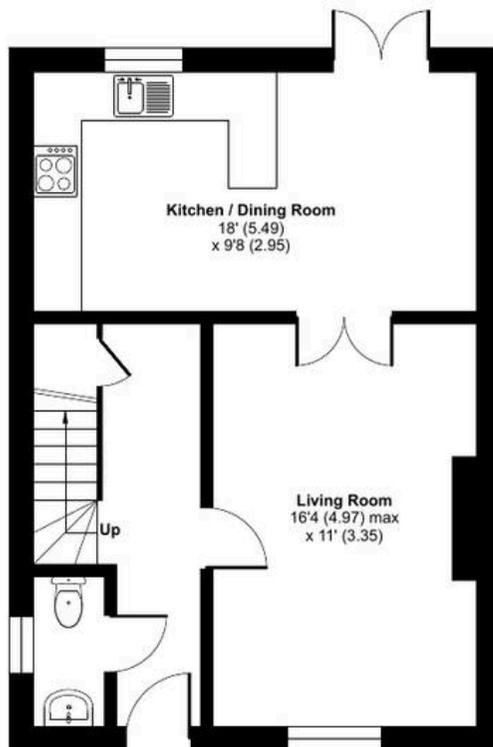
Hylands Close, Northiam, Rye, TN31

Approximate Area = 1305 sq ft / 121.2 sq m

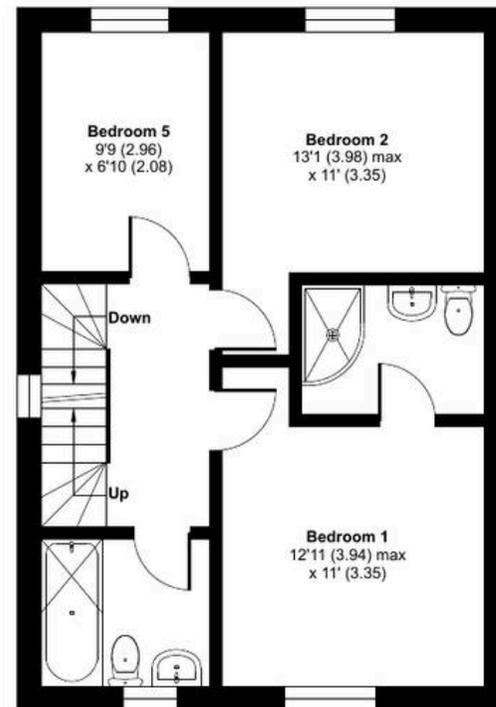
Garage = 288 sq ft / 26.7 sq m

Total = 1593 sq ft / 147.9 sq m

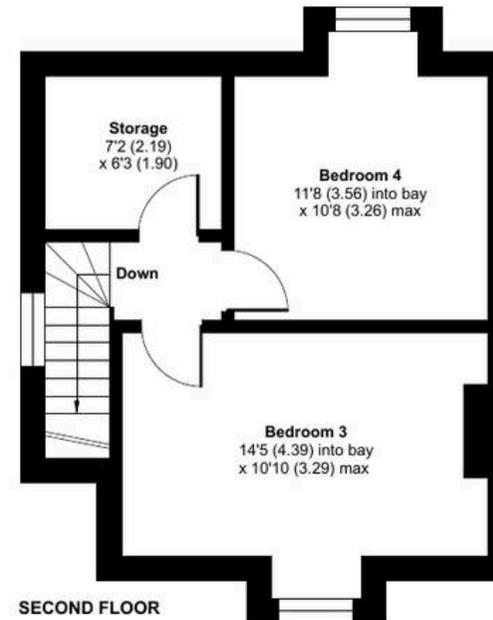
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Nested. REF: 1416742





Nested Rye

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