



Moloney
COUNTRY PROPERTY



12 MONKS WAY, NORTHIAM

12 MONKS WAY, NORTHIAM, NR. RYE, EAST SUSSEX. TN31 6QQ

CHAIN FREE. A SPACIOUS, 2/3 BEDROOM, DETACHED BUNGALOW, OFFERING POTENTIAL TO UPDATE AND REFURBISH, LOCATED WITHIN A SOUGHT AFTER AREA OF THE VILLAGE, CONVENIENTLY LOCATED FOR LOCAL AMENITIES. ACCOMMODATION INCLUDES SITTING/DINING ROOM, KITCHEN/BREAKFAST ROOM, ALONG WITH 2 DOUBLE BEDROOMS, RECEPTION 2/BEDROOM 3, CONSERVATORY, MODERN BATH/SHOWER ROOM & CLOAKROOM. OUTSIDE, THE PROPERTY BENEFITS FROM OFF ROAD PARKING, AN ATTACHED SINGLE GARAGE AND REAR GARDEN WITH PAVED TERRACE.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, L-SHAPED SITTING/DINING ROOM, KITCHEN/BREAKFAST ROOM, 2 DOUBLE BEDROOMS, RECEPTION 2/BEDROOM 3, CONSERVATORY. ATTACHED GARAGE, OFF ROAD PARKING, FRONT GARDEN, REAR GARDEN, TIMBER GARDEN STORE. GFCH.



Paved pathway to covered entrance porch:

Part glazed door to:

ENTRANCE HALL: Airing cupboard housing hot water tank with slatted shelves. Loft hatch.

CLOAKROOM: Obscure double glazed window to the front. Fitted with white suite comprising WC, integrated hand basin, set into white high gloss range of storage cupboard and drawers with laminate surround. Tiled splash-backs. Vinyl floor. Ladder style heated towel rail.

SITTING/DINING ROOM: L shaped room with 2 double glazed windows to the front. Stone fire surround inset with coal effect gas fire on matching hearth. Coved ceiling. Hatch through to the kitchen. TV point. Space for dining table.

KITCHEN/BREAKFAST ROOM: Double glazed window to side. Fitted with range of white base and wall units with roll edge laminate worktop over, inset with 1 1/2 bowl single drainer sink unit. Hotpoint electric hob, matching Hotpoint double electric oven set into housing unit with cupboards above and below. Plumbing for washing machine. Full height shelved larder cupboards,

GUIDE PRICE £450,000



glazed glass shelved display cupboards. Tiled splash-backs. Space for fridge freezer. Vinyl tiled floor. Breakfast bar.

BEDROOM ONE: Double glazed window enjoying views over the rear garden. Double sliding doored wardrobe cupboard with shelves and hanging rails. Coved ceiling.

BEDROOM TWO: Double glazed window enjoying views over the rear garden. Fitted with range of wardrobe cupboards with central dressing table. Coved ceiling.

BATH/SHOWER ROOM: Obscure double glazed window to side. Fitted with white suite comprising WC, semi integrated hand basin set into white high gloss storage unit with laminate worktop to side & panelled bath with Triton power shower over, glass screen to side. Tiled walls, tiled floor. Traditional style radiator/towel rail. Doubled mirror doored cabinet, shaver point.

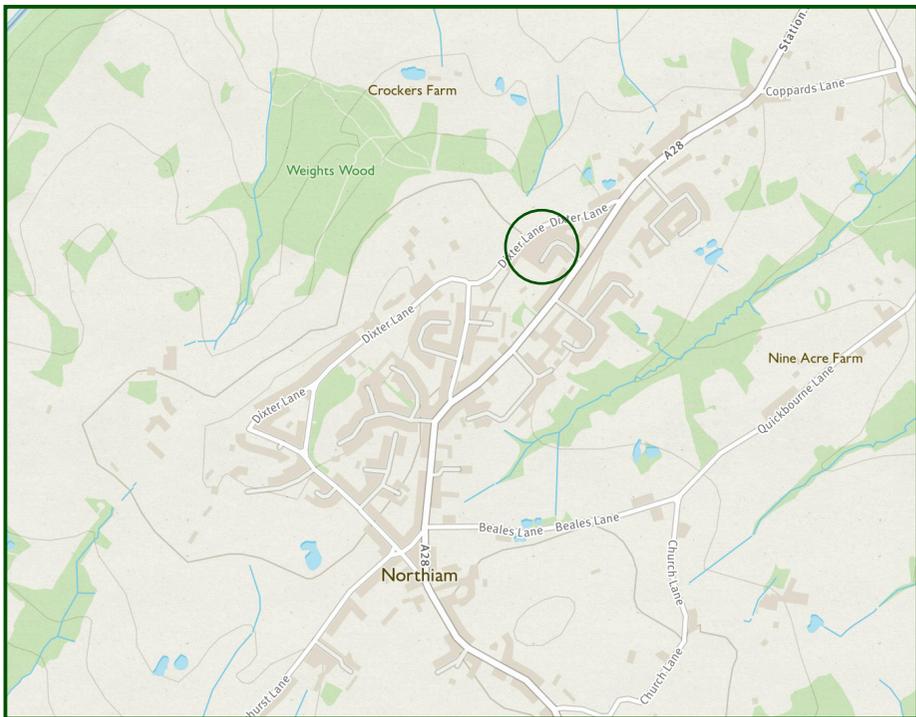
RECEPTION TWO/BEDROOM THREE: Bookshelves. Coved ceiling. Patio door to:

CONSERVATORY: Windows to two sides, doors leading out to the rear paved terrace. Tiled floor. Roof blinds.



OUTSIDE: The property is approached from the road over a driveway, providing parking for two vehicles and giving access to the attached garage with remote controlled up and over door to the front, light and power connected, housing the British Gas boiler. The front garden is mainly laid to lawn with planted beds and borders. A gated path to the right hand side gives access to the rear garden, opening out to a large paved terrace for alfresco dining. Steps leads up to a level area of lawn with planted beds and borders, fenced boundaries to all sides and timber 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 central heating.

FLOOR AREA: 121 m² (1,302 sq²) approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'E'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling north on the A28 through Northiam, pass through the centre of the village taking the left turn into Monks Way, No 12 will be found on the right hand side of the road.

What3Words (Location): ///zoomed.mainframe.defend

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

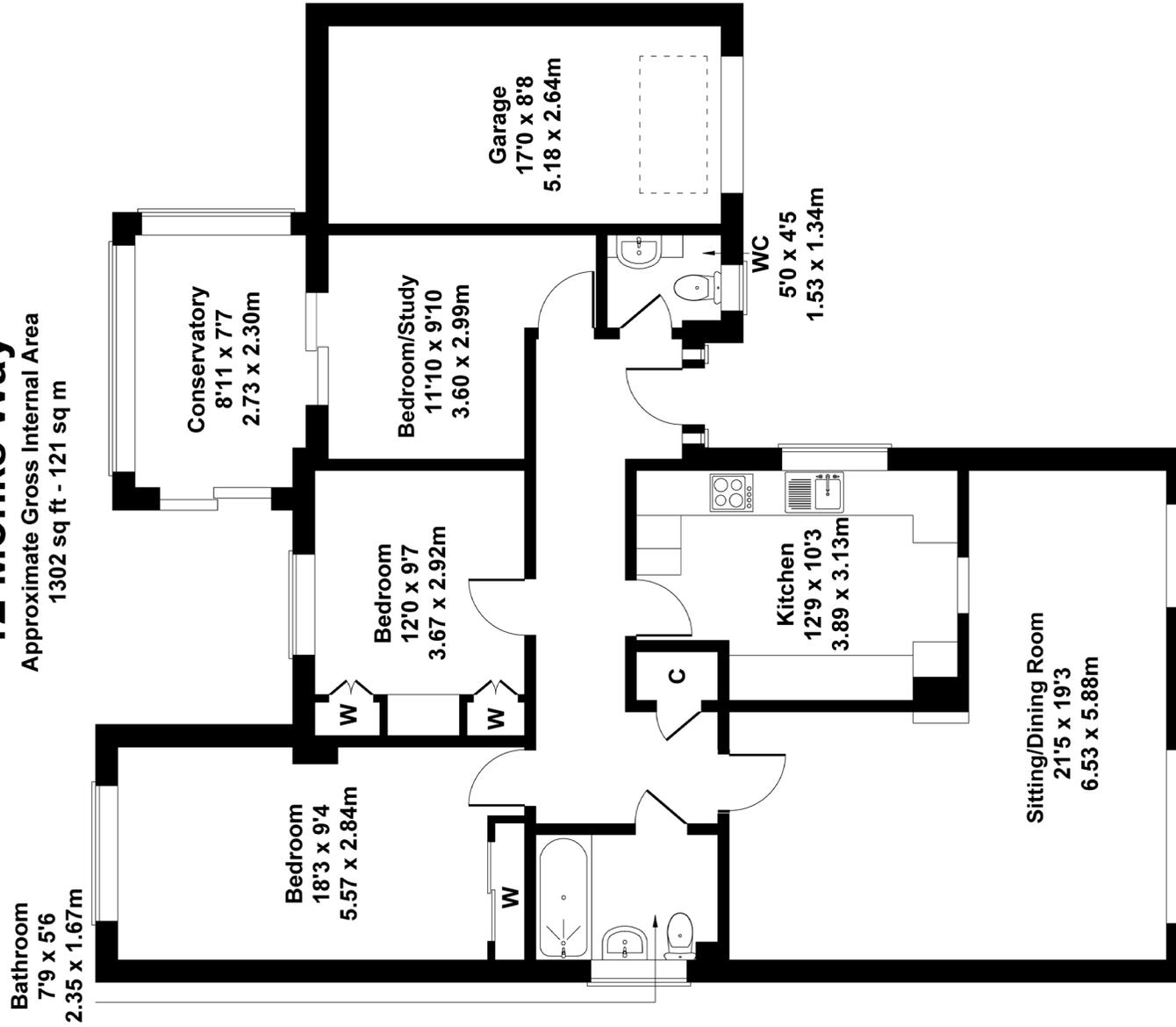
MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

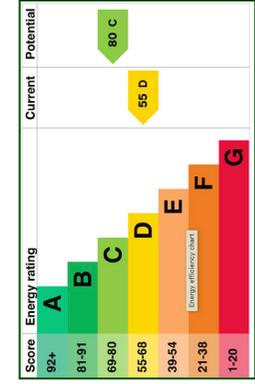
TELEPHONE: 01797 253000 or 01580 212828

12 Monks Way

Approximate Gross Internal Area
1302 sq ft - 121 sq m



Not to Scale.
For Illustrative Purposes Only.



EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

12 MONKS WAY, NORTHIAM, RYE, EAST SUSSEX TN31 6QQ

