

These particulars are intended only as a guide. Neither their accuracy nor that of any further information given by us to a prospective purchaser, whether or not in writing, is guaranteed and we shall be under no liability for such information.

Members of the National Association of Estate Agents



# Douglas Moloney and Partners

Estate Agents Surveyors Valuers and Auctioneers

## Hawkhurst Office

Highgate Hawkhurst Kent TN18 4AR

058 05 3028 or 3456

TN31  
6pa.  
**20 NORTHRIDGE,  
NORTHAM, SUSSEX.**



**£73,500**

Offices at Hawkhurst, Wadhurst, Cranbrook, Staplehurst, Tunbridge Wells and Maidstone.



## Douglas Moloney and Partners

### 20 NORTHRIDGE, NORTHIAM, EAST SUSSEX.

THIS DETACHED FAMILY HOUSE IS SITUATED IN A QUIET CUL-DE-SAC ON THE OUTSKIRTS OF THE PRETTY VILLAGE OF NORTHIAM. THE LOCAL SHOPS, SCHOOLS AND BUS ROUTES ARE WITHIN WALKING DISTANCE. THE PROPERTY ALTHOUGH MODERN HAS BEEN BUILT IN A TRADITIONAL STYLE AND IS A VERY ATTRACTIVE HOUSE. IT HAS THE BENEFIT OF A LARGE GARDEN.

DIRECTIONS: From our Hawkhurst Office proceed on the Rye Road through Sandhurst, Newenden and into the middle of Northiam. Opposite the Esso Garage turn right (signposted Great Dixter) and then right again at the crossroads. Continue until reaching Northridge on the right hand side and No. 20 will be found at the end of the road on the right hand side.

TO BE SOLD: The detached house, built in 1970, and constructed of brick, upper part tile hung under a tiled roof.

### ACCOMMODATION

4 BEDROOMS, SITTING ROOM/DINING ROOM, CLOAKROOM, KITCHEN, BATHROOM, SOLID FUEL CENTRAL HEATING, DOUBLE GLAZING, GARAGE, LARGE GARDEN.

### GROUND FLOOR

ENTRANCE LOBBY	inner front door to
ENTRANCE HALL	radiator and cupboard understairs.
CLOAKROOM	(coloured suite) wash basin with cupboard under and w.c.
SITTING ROOM/ DINING ROOM	about 21'6 x 16', (L-shaped) with very, attractive stone fireplace, three radiators and telephone.
KITCHEN	about 12'3 x 9'6, superbly fitted with extensive range of units including drawers, cupboards, worktops, eye-level cupboards and stainless steel sink unit, telephone, broom cupboard, plumbing for washing machine, etc., solid fuel boiler for domestic hot water and full central heating.

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### FIRST FLOOR

LANDING	airing cupboard with immersion heater and loft access.
BEDROOM 1	about 13'9 x 11', radiator, telephone and fitted wardrobe cupboard.
BEDROOM 2	about 11'6 x 9'3, radiator and fitted wardrobe cupboard.
BEDROOM 3	about 9'3 x 8'6, radiator and fitted wardrobe cupboard.
BEDROOM 4	about 7'9 x 7'6.
BATHROOM	(coloured suite) panelled bath with shower attachment, pedestal wash basin, w.c. and radiator.

OUTSIDE: To the front of the property there is an area of lawn and to the rear there is a large paved patio and a large garden - mostly lawn but with some flower borders.

SERVICES: Main electricity, water and drainage. (solid fuel central heating).

RATEABLE VALUE: £294.

AGENT'S NOTE: We are informed by the present owners that there is cavity wall insulation. This property has been well looked after. It is in good decorative order throughout. We would strongly recommend an early inspection to fully appreciate this excellent family house.

MORTGAGES: Why not contact any of our 6 offices for FREE advice from Douglas Moloney and Partner's Financial Services?

## Douglas Moloney and Partners

### 20 NORTHRIDGE, NORTHIAM, EAST SUSSEX

THIS DETACHED TRADITIONALLY DESIGNED MODERN HOUSE IN OUTSTANDING DECORATIVE ORDER AND SUPERBLY FITTED THROUGHOUT. THE PROPERTY HAS FULL CENTRAL HEATING AND DOUBLE GLAZING AND IS SET IN A GOOD SIZE GARDEN IN A QUIET CUL-DE-SAC WITHIN WALKING DISTANCE OF SHOPS. RYE IS ABOUT 8 MILES AND HASTINGS ABOUT 12 MILES AWAY.

DIRECTIONS: From our Hawkhurst Office proceed on the Rye road through Sandhurst, Newenden and into the middle of Northiam. Opposite the Esso Garage turn right (signposted Great Dixter) and then right again at the crossroads. Continue until reaching Northridge on the right hand side and No.20 will be found almost at the end of the road on the right hand side.

TO BE SOLD: The detached house, built in 1970, and constructed of brick, upper part tile hung under a tiled roof.

### ACCOMMODATION

4 BEDROOMS, SITTING ROOM/DINING ROOM, CLOAKROOM, KITCHEN, BATHROOM, SOLID FUEL CENTRAL HEATING, DOUBLE GLAZING, GARAGE, GARDEN

### GROUND FLOOR

ENTRANCE LOBBY Inner front door to  
ENTRANCE HALL Radiator, cupboard understairs.  
CLOAKROOM (coloured suite) Wash basin with cupboard under, w.c.  
SITTING ROOM/  
DINING ROOM about 21'6 x 16' (L-shaped), with very attractive stone fireplace, two radiators.  
KITCHEN about 12'3 x 9'6, superbly fitted with extensive range of units including drawers, cupboards, worktops, eye level cupboards and stainless steel sink unit, telephone, broom cupboard, plumbing for washing machine, etc., solid fuel boiler for domestic hot water and full central heating.

### FIRST FLOOR

LANDING Airing cupboard with immersion heater, loft access.

## Douglas Moloney and Partners

BEDROOM 1 about 13'9 x 11', radiator, telephone, fitted wardrobe cupboard.  
BEDROOM 2 about 11'6 x 9'3, radiator, fitted wardrobe cupboard.  
BEDROOM 3 about 9'3 x 8'6, radiator, fitted wardrobe cupboard.  
BEDROOM 4 about 7'9 x 7'6.  
BATHROOM (coloured suite) Panelled bath with shower attachment, pedestal wash basin, w.c., radiator.

THE PROPERTY IS IN FIRST CLASS DECORATIVE ORDER THROUGHOUT AND HAS BEEN CAREFULLY MAINTAINED BY THE PRESENT OWNERS.

OUTSIDE: There is an easily manageable good size garden with large paved patio, lawns, and flower beds. The property is set well back from the road. Garage.

SERVICES: Main electricity, water and drainage. (Solid fuel central heating.)

RATEABLE VALUE: £294

Agent's Note: We are informed by the present owners that there is cavity wall insulation.



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### SATURDAYS

●  
ALL OFFICES OPEN TO 4.30 p.m.

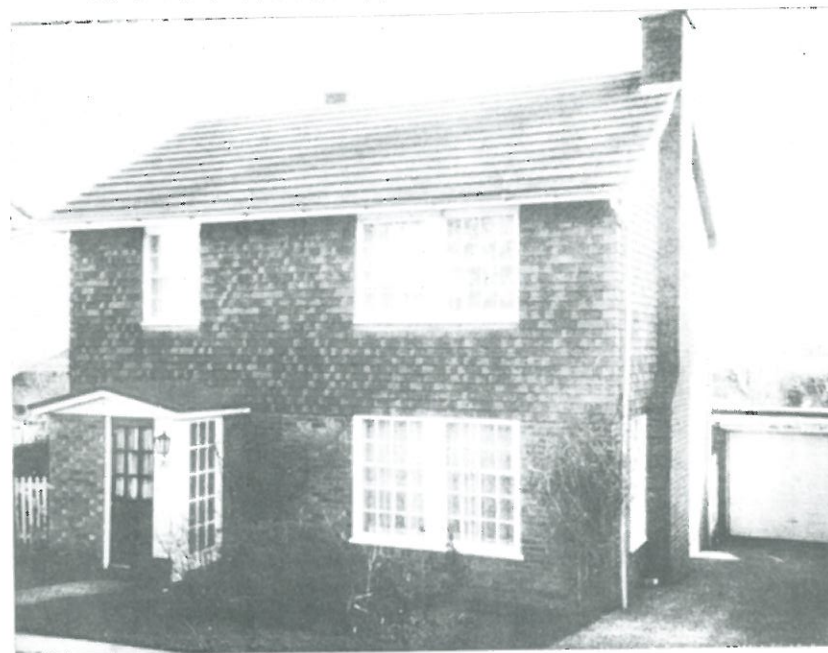
### SUNDAYS

●  
IN ORDER TO ASSIST OUR APPLICANTS  
IN VIEWING PROPERTIES  
THROUGHOUT OUR ORGANISATION

our  
TUNBRIDGE WELLS  
and  
MAIDSTONE OFFICES  
ARE OPEN ON SUNDAY MORNINGS  
from  
10 a.m. to 1 p.m.

Telephone  
Tunbridge Wells 40777  
or  
Maidstone 56555

## 20 NORTHRIDGE, NORTHAM, EAST SUSSEX.



**£43,500**

Offices also at    Cranbrook,    Staplehurst,    Tunbridge Wells,    Wadhurst,  
Maidstone.

20 NORTHRIDGE, NORTHAM, SX.

**Douglas Moloney**  
and Partners



**Douglas Moloney**  
and Partners



# Douglas Moloney and Partners

PLEASE REPLY TO

HAWKHURST OFFICE

SCHEDULE OF SALE - SUBJECT TO CONTRACT

<b>NAME OF PROPERTY</b>	20 Northridge Northiam Sussex
<b>VENDOR(S)</b>	<i>agents - Radford &amp; Co</i> Mr and Mrs I. Turner (in residence) Northiam 2316 <i>step. 893152.</i> <i>Little Cossington, Hawkhurst Rd</i> <i>Sturwest Kent</i>
<b>VENDORS SOLICITORS</b>	Messrs. Gill, Turner & Tucker Bank House, High street, Staplehurst, Kent. 89720 Attention: Mr R. Croysdill <i>89720</i>
<b>PURCHASER(S)</b>	Mr and Mrs V. Ball 53 London Road Godmanchester Huntingdon, Cambs. PE18 8HZ 0480 58370
<b>PURCHASERS SOLICITORS</b>	Messrs. Copleys 28 High Street Huntingdon Cams. 0480 55125 Attention: Mr Ian Ross
<b>PRICE AGREED</b>	£73,500
<b>DEPOSIT</b>	<i>£100 Received</i> (SUBJECT TO CONTRACT) (requested)
<b>ADDITIONAL INFORMATION</b>  The purchaser has sold his own property subject to contract to someone in rented property. Exchange of contracts to take place as soon as possible with completion on or before 26th June 1987. If you wish to speak to Mr. Moloney after office hours then you are very welcome to ring him at his home - telephone Cranbrook 240562	

A COPY OF THIS SCHEDULE HAS BEEN SENT TO BOTH PARTIES AND THEIR RESPECTIVE SOLICITORS. DOUGLAS MOLONEY AND PARTNERS WILL BE PLEASED TO GIVE ANY FURTHER INFORMATION OR ASSISTANCE.

SIGNED *Susan Baker*

DATE 13th June, 1987.