

NORTHIAM

EAST SUSSEX



Northiam, Nr. Rye East Sussex TN31 6NP

Benefitting from character features throughout, this attractive Grade II Listed attached mews cottage is located off the village green in the centre of the village of Northiam.

The accommodation consists of a sitting room with fireplace, a kitchen/breakfast room with fireplace and a door to the cellar, and a cloakroom on the ground floor.

On the first floor there is a master bedroom, two further bedrooms, one with a fireplace, and a family bathroom.

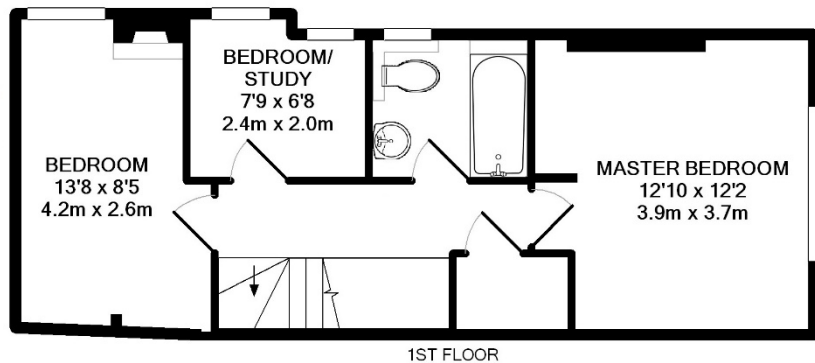
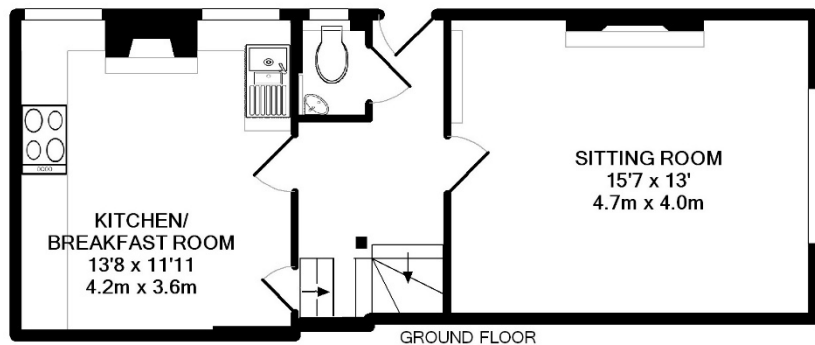
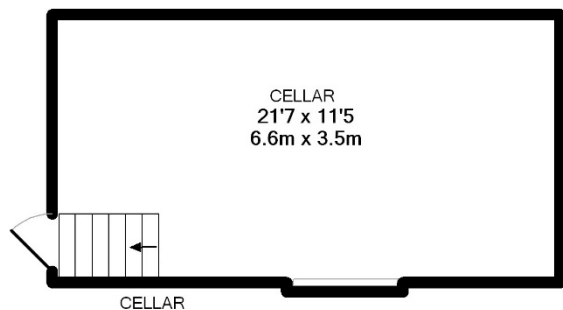
Outside there is an allocated parking space with a gate leading through to the enclosed garden which is laid predominantly to lawn with an area of terrace and is partially bordered with a mature hedge.

- Grade II Listed Mews Cottage
- Sitting Room with Fireplace
- Kitchen/Breakfast Room
- Cellar and Cloakroom
- Master Bedroom
- Two Further Bedrooms
- Family Bathroom
- Enclosed Garden
- Allocated Parking
- Convenient Village Location









TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding Cellar 6.6m x 3.5m) 822.4SQ.FT. (76.4SQ.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SERVICES

Mains electricity, gas, water and drainage.

EPC Rating: n/a

Rother District Council - Council Tax Band C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

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