

NORTHIAM, EAST SUSSEX



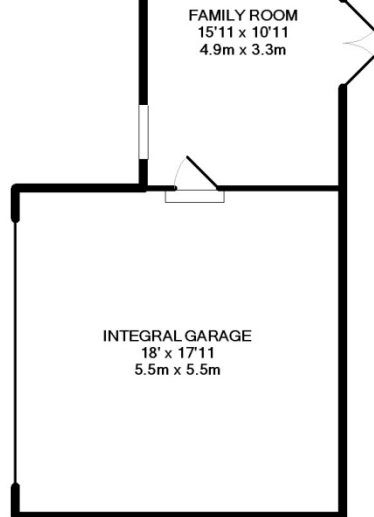
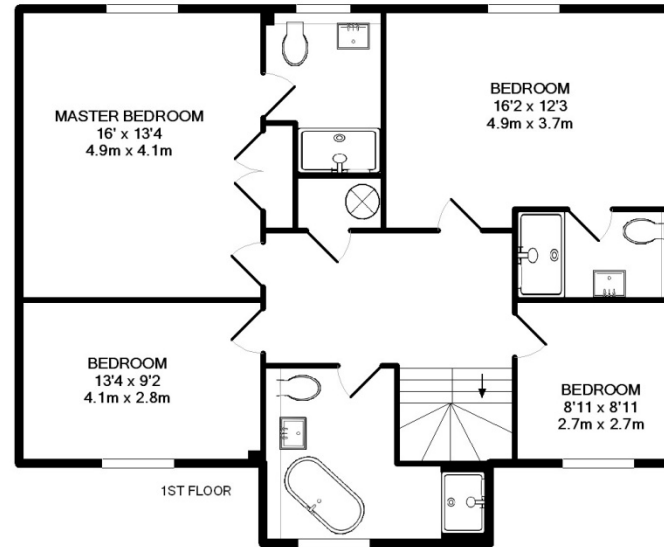
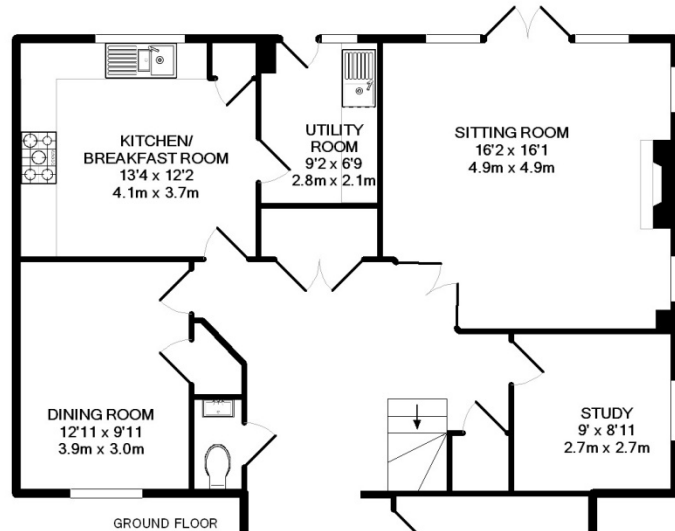


Recently completed, this spacious detached family home is one of four properties within an exclusive development, by a highly regarded local builder, on the edge of the popular village of Northiam. The finish is to a high standard and specification.

The accommodation consists of an entrance hall, double aspect sitting room with log burning stove and doors to the garden, a dining room, study, family room, kitchen/breakfast room, utility room, cloakroom and integral garage on the ground floor.

On the first floor there is a master bedroom suite with ensuite shower room, a guest bedroom with ensuite shower room, two further double bedrooms and a family bath and shower room.

Outside in addition to the garage there is an area of off road parking. A paved path leads across the front lawn to the front door. The enclosed garden to the rear adjoins woodland and is elevated, laid to lawn and has an area of paved terrace.



TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA (including garage) 2332.5SQ.FT. (216.75Q.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
Made with Metropix ©2017

Mains electricity, gas, water and drainage.
Private road, maintenance shared equally between each property.

Rother District Council - Council Tax Band TBA

Covenant - Restricted development rights.

10 year L.A.B.C. warranty.

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

Energy Performance Certificate HM Government

Juniper House, Cedar Close, Northiam, RYE, TN31 6PL
Dwelling type: Detached house Reference number: 0651-3822-7068-9523-2111
Date of assessment: 22 June 2017 Type of assessment: SAP: new dwelling
Date of certificate: 22 June 2017 Total floor area: 208 m²

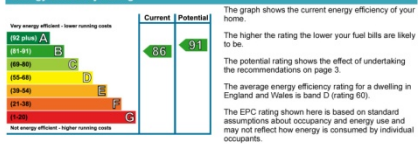
Use this document to:
• Compare current ratings of properties to see which properties are more energy efficient
• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,887

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 279 over 3 years	
Heating	£ 1,323 over 3 years	£ 1,323 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	Not applicable
Totals	£ 1,887	£ 1,887	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
† Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 924



