

NORTHIAM

EAST SUSSEX



Station Road, Northiam East Sussex, TN31 6QL

Occupying a tucked away location in the popular village of Northiam, this charming detached family home benefits from far reaching countryside views.

The versatile accommodation consists of an entrance hall, triple aspect sitting room with fireplace, family room, kitchen/dining room with doors to the terrace, utility room, cloakroom and access to the garage on the ground floor.

On the first floor there is a master bedroom with ensuite bathroom and Juliette balcony, two further bedrooms and a family bathroom.

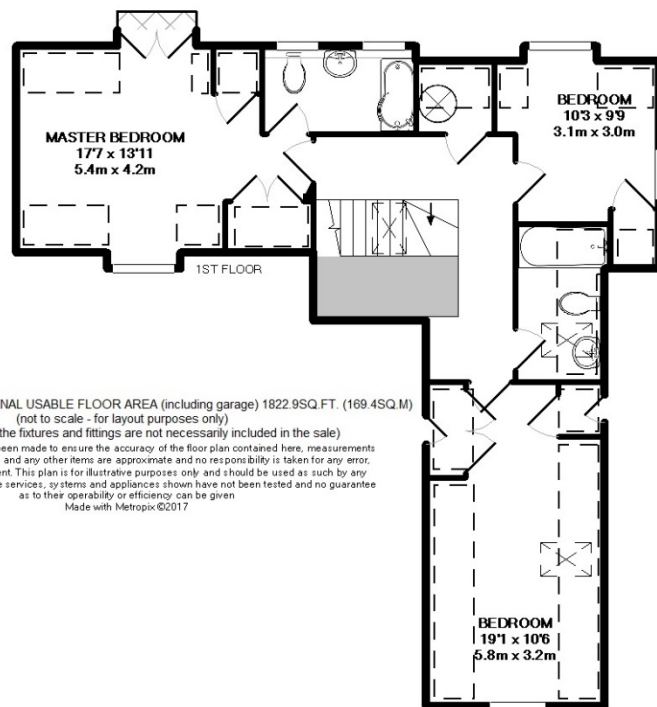
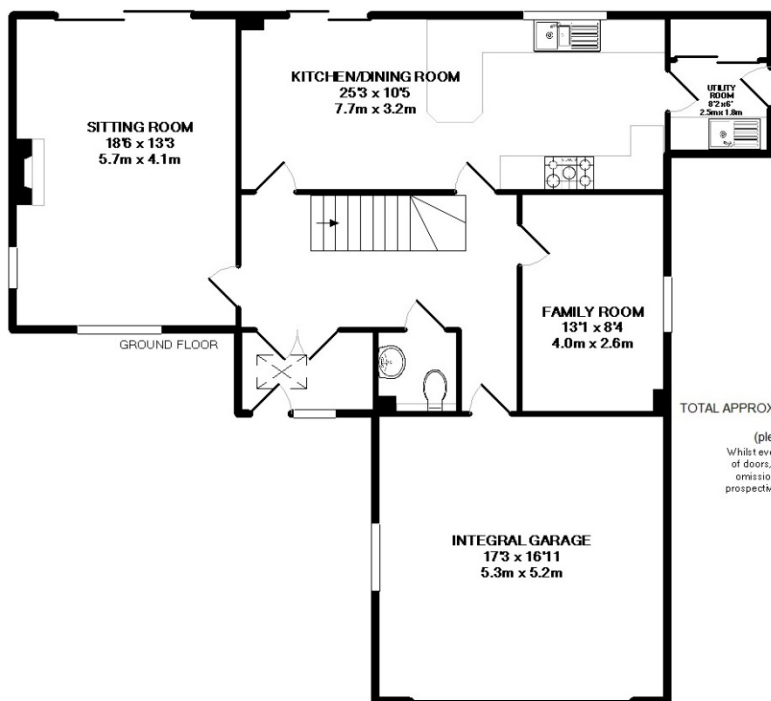
Outside the driveway provides off road parking and leads to the garage. A gate opens on the the garden to the rear which is laid predominantly to lawn and has an elevated terrace from which to enjoy the far reaching countryside views.

- Charming Detached Family Home
- Triple Aspect Sitting Room
- Family Room
- Kitchen/Dining Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Integral Double Garage
- Enclosed Garden with Views









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including garage) 1822.9SQ.FT. (169.4SQ.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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Energy Performance Certificate



Prior House, Station Road, Northiam, RYE, TN31 6QL

Dwelling type: Detached bungalow
 Date of assessment: 06 November 2014
 Date of certificate: 06 November 2014
 Reference number: 0368-1982-7229-2894-6904
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 151 m²

Use this document to:

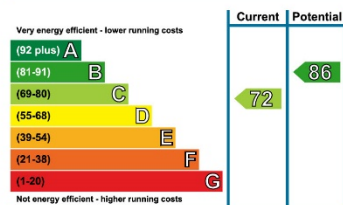
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,027
Over 3 years you could save	£ 555

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 471 over 3 years	£ 234 over 3 years	
Heating	£ 2,088 over 3 years	£ 1,980 over 3 years	
Hot Water	£ 468 over 3 years	£ 258 over 3 years	
Totals	£ 3,027	£ 2,472	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£70	£ 192	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 228	✓
3 Solar water heating	£4,000 - £6,000	£ 135	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



SERVICES

Mains electricity, gas and water.

Rother District Council - Council Tax Band F

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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H1013 Printed by Ravensworth 01670 713330