

NORTHIAM

EAST SUSSEX



Dixter Lane, Northiam East Sussex TN31 6PR

Built in 2006, this spacious detached bungalow is offered chain free. Sitting in charming gardens with a paved terrace, the bungalow occupies a country lane location in the popular village of Northiam, close to the gardens at Great Dixter.

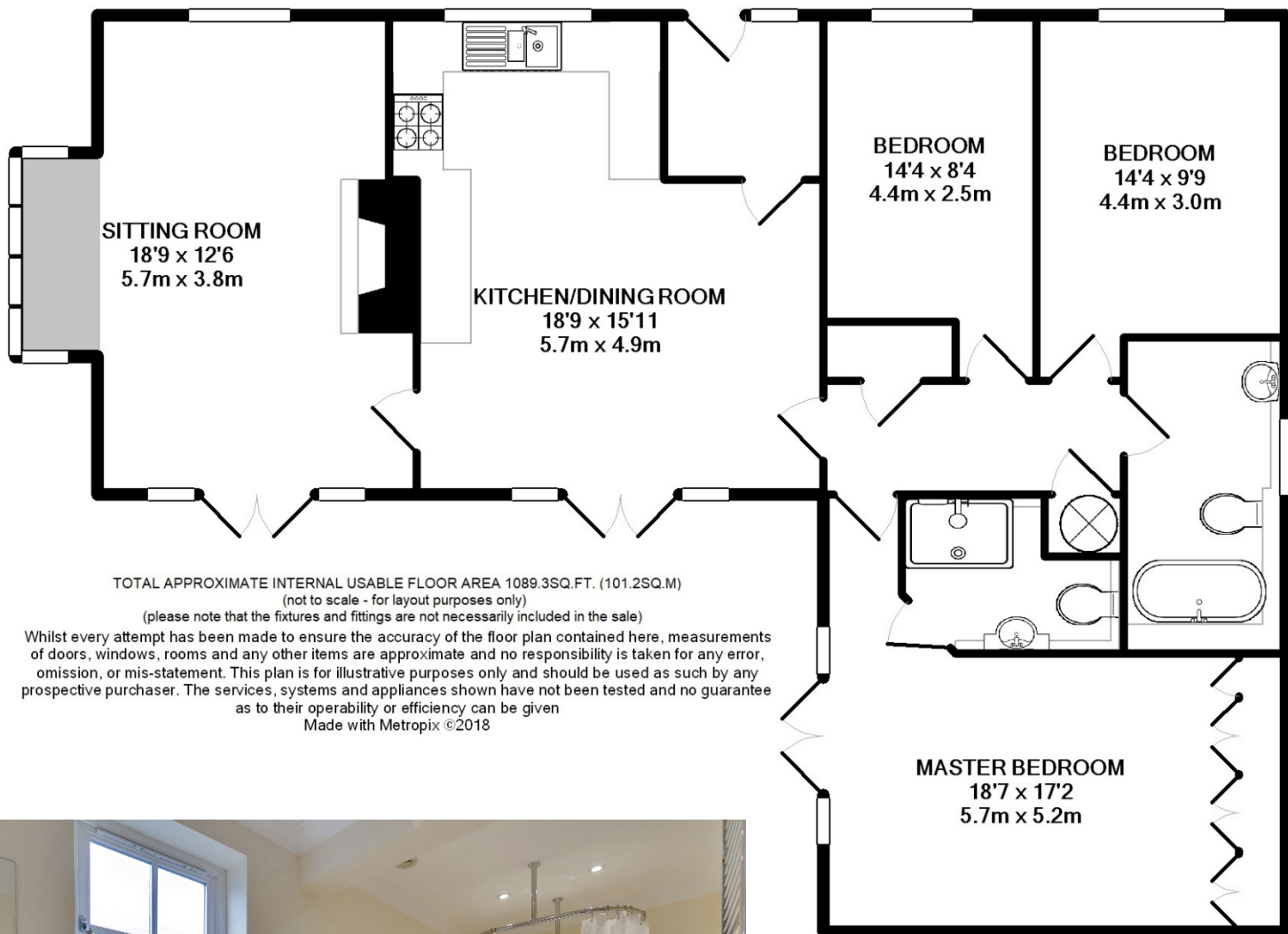
The light and airy accommodation consists of an entrance hall, triple aspect sitting room with bay window, log burning stove and doors to the terrace, a double aspect kitchen/dining room also with doors to the terrace, a master bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

Outside double gates open onto the drive which provides ample off road parking and leads to the garage. The garden is laid to lawn with a brick terrace and mature well-stocked flower and shrub beds.

- Well Proportioned Detached Bungalow
- Triple Aspect Sitting Room
- Double Aspect Kitchen/Dining Room
- Master Bedroom with Ensuite
- Two Further Double Bedrooms
- Family Bathroom
- Enclosed Garden with Terrace
- Good Size Garage
- Off Road Parking
- Country Lane Location









Energy Performance Certificate



Oak Tree Lodge, Dixter Lane, Northiam, RYE, TN31 6PR

Dwelling type: Detached bungalow
Date of assessment: 31 October 2012
Date of certificate: 31 October 2012

Reference number: 9081-2869-6702-9772-4931
Type of assessment: RdSAP, existing dwelling
Total floor area: 106 m²

Use this document to:

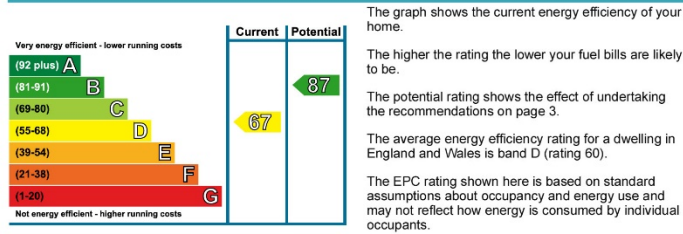
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,412
Over 3 years you could save	£ 639

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 174 over 3 years	
Heating	£ 1,623 over 3 years	£ 1,371 over 3 years	
Hot Water	£ 441 over 3 years	£ 228 over 3 years	
Totals	£ 2,412	£ 1,773	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£160	£ 144
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 267
3 Solar water heating	£4,000 - £6,000	£ 117

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.



SERVICES

Mains electricity, gas, water and drainage.

Rother District Council - Council Tax Band E

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



HARPERS AND HURLINGHAM

The Corner House, Stone Street

Cranbrook, Kent TN17 3HE

Tel: 01580 715400

Fax: 01580 715122

Email: enquiries@harpersandhurlingham.com

Web: www.harpersandhurlingham.com

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.