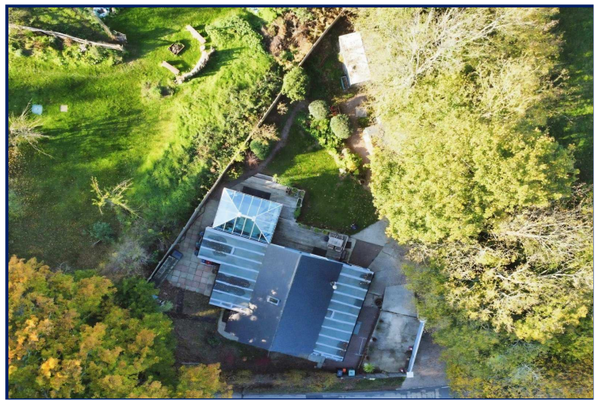


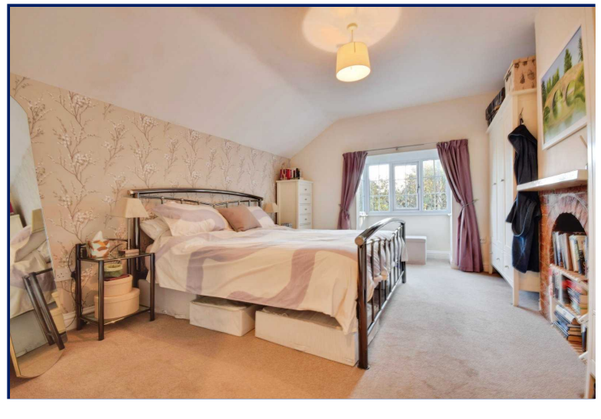














Comley Bank, Horns Cross,
Northiam, East Sussex, TN31

Guide Price: £475,000
Freehold

Reeds Rains

reedsrains.co.uk

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Guide Price: £475,000 Freehold

Council Tax Band: D
EPC Rating: F

Description
A charming and well-presented detached single-storey cottage, enjoying a pleasant semi-rural position on the outskirts of the village. The property offers well-proportioned and versatile accommodation, comprising a comfortable sitting room, spacious kitchen/dining room and an impressive conservatory overlooking the surrounding gardens. There are two generous double bedrooms, complemented by a further study which could serve as a third bedroom, together with a bathroom and shower room. Externally, the property enjoys gardens extending around the cottage, providing a good degree of outdoor space, alongside a driveway offering ample off-road parking and a useful carport. Further benefits include two garden stores and LPG central heating.

Location
Enjoying a pleasant semi-rural position at Horns Cross, on the outskirts of the popular village of Northiam, surrounded by the attractive rolling countryside of the High Weald. The nearby village of Northiam offers a good range of everyday amenities, including local shops, a convenience store, public houses, primary schooling and other village facilities. The historic town of Rye, with its charming cobbled streets, independent shops, restaurants and wider range of amenities, is approximately 6 miles away. The area also provides excellent opportunities for countryside walks and exploring the surrounding villages, with the popular Kent & East Sussex Railway offering a further local attraction at Northiam. The A28 provides road connections towards Hastings, Tenterden and Ashford, making this an appealing location for those seeking a more rural lifestyle without being completely isolated from everyday convenience.

Entrance Hall
A welcoming split level entrance

Inner Hallway
Carpeted floor, Connecting doors lead to

Living Room
23'11" x 11'6" (7.3m x 3.5m)
Double doors leading out to the elevated decked terrace, double glazed windows and doors enjoying views over the garden. Exposed brick fireplace with oak beam over, inset with cast iron wood burning stove on stone heath. TV point, carpet as laid.

Kitchen
15'3" x 9'1" (4.65m x 2.77m)
Two windows enjoying views over the rear garden, stable door leading out to the side. Fitted with comprehensive range of cream base and wall units with part laminate & part woodblock worktop over, inset with ceramic sink unit. Integrated Logic slimline dishwasher, plumbing for washing machine. LPG gas hob with Samsung electric oven below, concealed extractor over. Wine rack. Space for American side by side fridge freezer. Pull out shelved larder cupboard, saucepan drawers. Metro tiled walls. Wood effect floor.
Opening to dining area. Vaillant gas fired boiler servicing hot water & central heating.

Dining Area
12' x 8'8" (3.66m x 2.64m)
Ample space for dining table and chairs window to side and connecting doors to conservatory.

Conservatory
13'1" x 11'11" (4m x 3.63m)
Double glazed windows (some with blinds) to three sides with double doors leading out to the elevated decked terrace. Tiled floor, wall light points enjoying views over the gardens.

Bedroom One
13'9" x 12'2" (4.2m x 3.7m)
Double glazed bay style window to the side. Exposed brick fireplace, mantel shelf over

Bedroom Two
13'9" x 11'10" (4.2m x 3.6m)
Double glazed bay style window to the side.

Bedroom Three/Study
9'1" x 7'7" (2.77m x 2.3m)
Double aspect room with windows to front and side. Bookshelves.

Bath/Shower Room W.C
11'2" x 7'4" (3.4m x 2.24m)
Double glazed window to side. Fitted with white suite comprising high level WC, pedestal hand basin, tiled corner shower cubical & freestanding claw foot bath. Part panelled, part tiled walls, tiled floor. Ladder style heated towel rail.

Driveway
The property is approached on the road over a concrete driveway providing ample parking including an elevated parking space to the side,

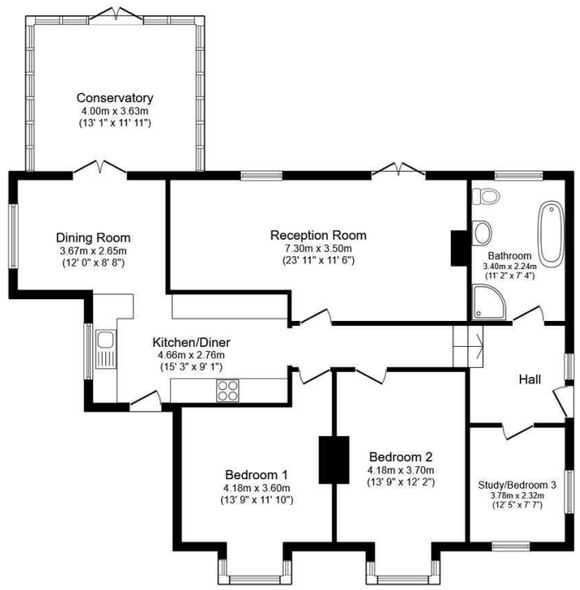


For full EPC please contact the branch.

Gardens
Steps lead up to elevated decked terrace with access to the conservatory. Gravelled walkways surround a central area of level lawn with planted beds & borders. A herringbone brick path leads across the front of the property with steps up to a pathway to the side, with further area of lawn with beech hedged boundary. Views over open farmland can be enjoyed from the garden.

Carport
Leading to a carport with attached timber store and further large store to the rear.

Freehold



Floor Plan

Total floor area: 119.4 sq.m. (1,285 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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