

**RUSH  
WITT &  
WILSON**



**1 Burnt House Cottages Hobbs Lane, Beckley, Rye, East Sussex TN31 6TT  
Guide Price £475,000**



**Rush Witt & Wilson are pleased to offer a substantial sympathetically extended attached house in a rural location.**

**The well presented, spacious and versatile accommodation is arranged over two floors and comprises double aspect living room with access to terrace / garden, generous kitchen / breakfast room, dining room, utility / laundry room, ground floor cloakroom. There are four double bedrooms on the first floor and a family bathroom with walk in shower.**

**Parking to the front for several cars. Garden to front and rear, the latter backing onto and enjoying views over the adjoining fields. Offered CHAIN FREE.**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000.**



**Locality**

The property occupies a rural location on the edge of Beckley, nestled in the rolling East Sussex countryside located five miles north west of Rye and ten miles from Hastings. The village benefits from a primary school, church, active village hall and the popular Rose & Crown public house.

The nearby ancient Cinque Port town of Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling and sports centre. Rye also boasts the famous cobbled Citadel, working quayside and weekly markets.

The railway station offers services to the city of Brighton in the west and Ashford with connecting, high speed, services on to London.

**Entrance Porch**

**Reception Hallway**

Door and window to the front. Stairs to first floor. Understairs cupboard.

**Living Room**

20'4" x 12'10" (6.2 x 3.93)  
Double aspect with window to the front and double doors to the rear opening to terrace and garden. Open fireplace.

**Dining Room**

14'7" x 10'0" (4.45 x 3.06)  
Two windows to the rear. Double doors from the hallway

**Kitchen / Breakfast**

14'6" x 13'0" (4.43 x 3.98)  
A generous double aspect room with windows to the side and rear. Extensively fitted with a range of traditional style cupboard/ drawer base units and matching wall mounted cabinets. Upright unit housing an integrated fridge with cupboard under. Pull out rack storage. Space and plumbing for dishwasher. Complimenting worktop with inset sink. Hob with oven beneath and extractor over.

**Utility / Laundry Room**

10'5" x 5'11" (3.2 x 1.82)  
Window to the front and door to the side. Worktop with inset sink. Space and plumbing under for washing machine.

**Cloakroom**

6'4" x 2'7" (1.94 x 0.8)  
Window to the front. Wash basin and wc.

**Landing**

Stairs rise from the hallway. Access to loft space.

**Bedroom**

12'11" x 12'10" (3.94 x 3.93)  
Double aspect with windows to the front and rear.

**Bathroom**

9'6" x 7'2" (2.9 x 2.2)  
A stylish modern room with white sanitary ware comprising panel bath with mixer tap and handheld shower attachment, back to wall unit with wash basin and cupboard storage and wc. Separate walk in shower. Tiled floor. Window to the rear.

**Bedroom**

15'1" x 10'4" (4.6 x 3.16)  
Window to the rear.

**Bedroom**

13'8" x 10'6" max (4.17 x 3.21 max)  
Windows to front and side.

**Bedroom**

13'7" x 11'1" (4.15 x 3.38)  
Windows to the side and rear. ( currently used as a dressing room )

**Outside**

There is a hardstanding to the front, that provides off road parking for several cars and mature garden.

**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax: Band D







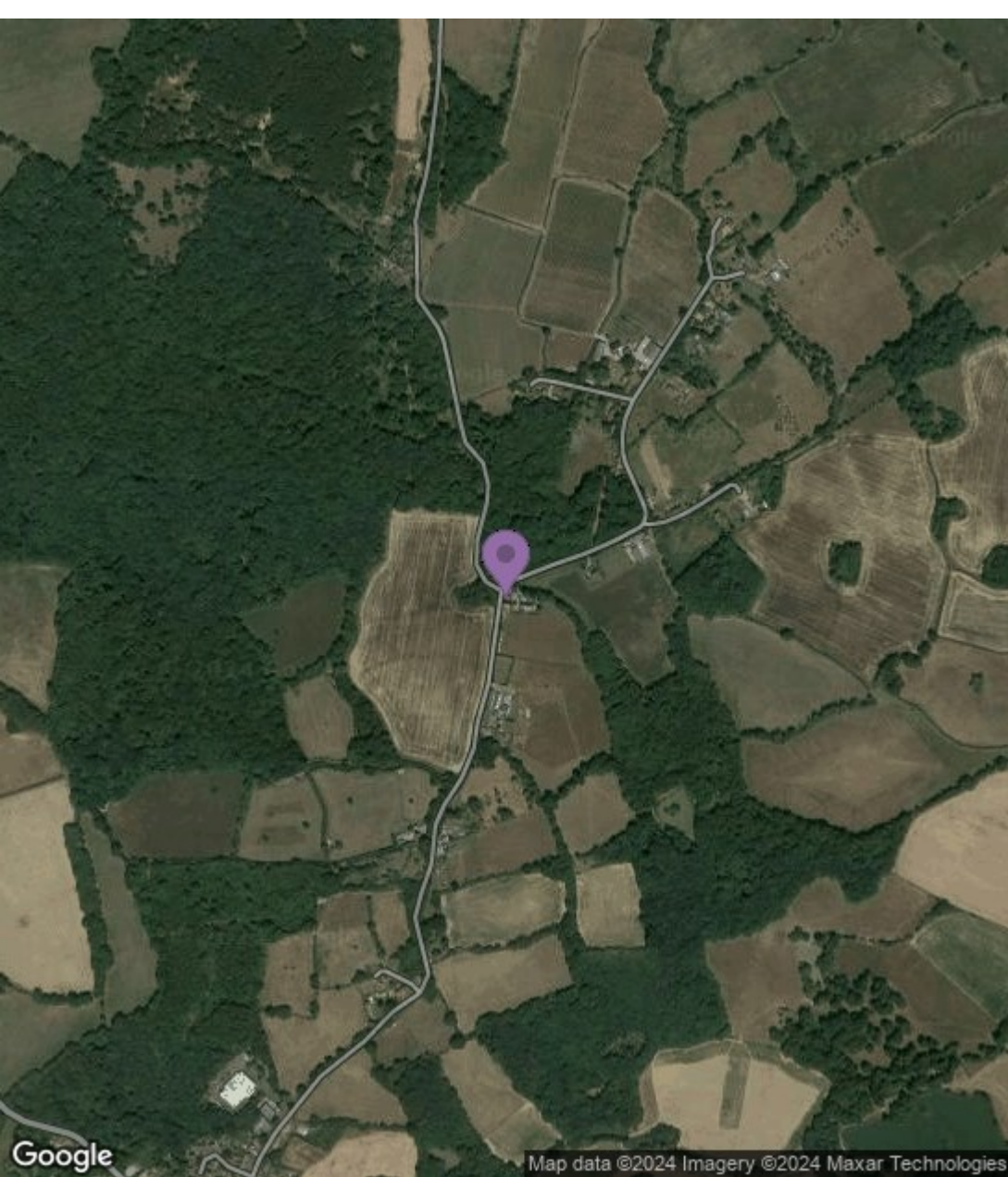
# GROUND FLOOR



# 1ST FLOOR



TOTAL FLOOR AREA: 1528sq.ft. (142.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 77        |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
|                                                                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                                     | 77        |
| (81-91) B                                                       |           |
| (69-80) C                                                       |           |
| (55-68) D                                                       |           |
| (39-54) E                                                       |           |
| (21-38) F                                                       |           |
| (1-20) G                                                        |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |

**RUSH  
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Lettings & Property Management**



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