

**RUSH
WITT &
WILSON**



**Court Lodge Cottage Main Street, Beckley, Rye, East Sussex TN31 6RN
Guide Price £395,000**

VILLAGE DEVELOPMENT OPPORTUNITY

Rush Witt & Wilson are pleased to offer the opportunity to acquire a detached cottage and adjoining land, for renovation, replacement or development, subject to any necessary consents. The cottage comprises an open plan living room on the ground floor and three bedrooms on the first floor. The garden plot has extensive road frontage, there is also a detached pole barn and the remains of a further building.

The plot leads to a field behind, in all extending to approx. 4 acres.

Offered CHAIN FREE. Access is strictly by appointment.

Site visits are being arranged, please contact our Rye Office for details, 01797 224000.

Locality

Located in the heart 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 with swimming pool. Rye also boasts the famous cobbled Citadel, working quayside and weekly markets.

The railway station at Rye offers services to Brighton and to Ashford with connecting, high speed, services to London.

The site

Road frontage of approx. 14 meters

The garden plot measures approx. 44 meters deep and has a maximum width of approx. 27 meters.

There is direct access to the adjoining field.

The garden and grounds extend to approx. four acres.

The Cottage

A detached cottage of brick and timber construction requiring complete renovation. Water and electricity connected.

Open plan living space

Door and two windows to the front. Further door to the side. Stairs to first floor.

First Floor

18'6" x 13'11" (5.64 x 4.25)

Window to the rear.

Bedroom

11'9" x 10'0" (3.6 x 3.06)

Window to the front.

Bedroom

10'4" x 9'8" max (3.15 x 2.97 max)

Window to the front.

Bedroom

6'6" x 6'6" (2 x 1.99)

Window to the rear.

The Barn

29'6" x 20'1" (9 x 6.14)

An open pole barn

Field

From the garden plot there is access over a stream to a large gently sloping field with mixed hedging and a variety of trees.

Planning

There have been historic planning applications but no recent enquiries made.

Interested parties are advised to make their own enquiries.

Agents Notes

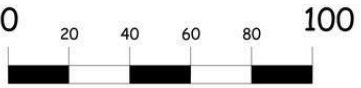
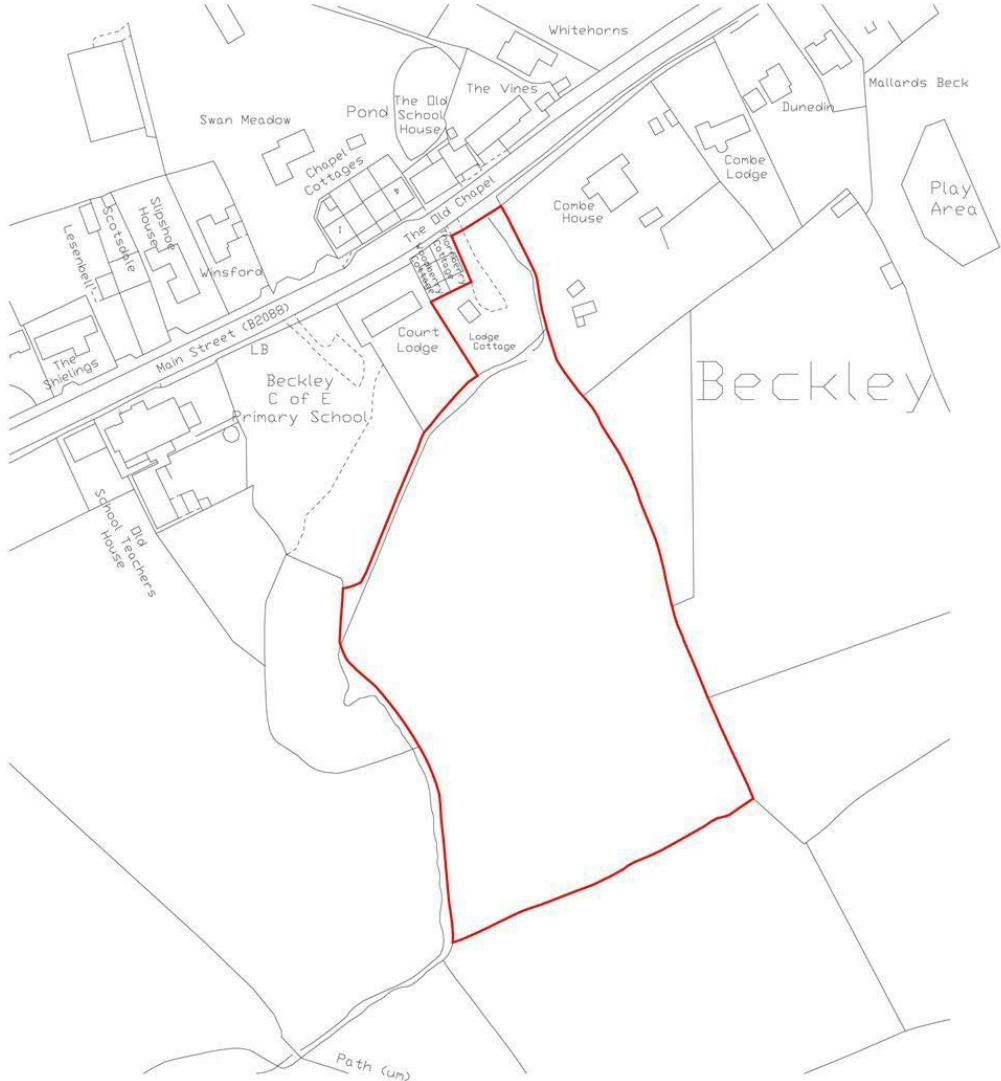
None of the services or appliances mentioned in these sale particulars have been tested.

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.

**ACCESS IS STRICTLY BY APPOINTMENT WITH
THE SELLERS AGENT - RUSH WITT & WILSON
01797 224000**

Council Tax Band: TBC

Lodge Cottage
 Main Street
 Beckley
 Rye
 TN31 6RN



SCALE 1:1250 @ A3

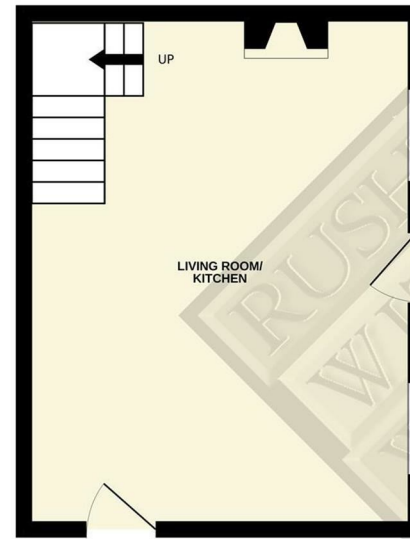


Energy Efficiency Rating	
Current	Potential
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16	

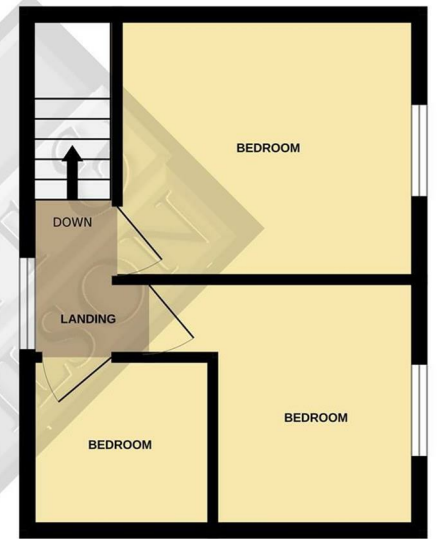
Environmental Impact (CO ₂) Rating	
Current	Potential
	A



GROUND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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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