

**RUSH  
WITT &  
WILSON**



**Freshfields Main Street, Rye, East Sussex TN31 6RL  
Guide Price £700,000**



**Rush Witt & Wilson are delighted to offer this substantial gated & double fronted detached bungalow set in the popular village of Beckley. You approach the property via a large front garden with lawn, driveway leading to a parking area for several cars, double garage and entrance to the house. Internally the property provides spacious living accommodation and provides the opportunity to update it to your personal style and standard. The living space comprises of an entrance hall, 31' triple aspect lounge from front to rear with patio doors leading to the rear garden and open access to the dining area, kitchen, utility room, four bedrooms, family bathroom and en-suite to the main bedroom. To the rear is a patio area and large garden with lawn, mature planting and gated access to the driveway. Viewings are highly recommended and appointments can be made by calling 01797224000.**



**Locality**

Located in the heart of Beckley nestled in the rolling East Sussex Countryside located 5 miles North of Rye and 10 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 Ports 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 sport centre with swimming pool. Rye also offers the famous cobbled Citadel, working quayside and weekly markets. The railway station at Rye offers services to Brighton and Ashford with connecting high speed services to London.

**Entrance Hall**

13'11" x 6'5" (4.25m x 1.96m)  
Doors to cupboard, doors off to the following:

**Living Room**

31'2" x 15'9" (9.51m x 4.81m)  
Triple aspect with doors leading onto garden, fireplace and archway leading into:

**Dining Room**

12'8" x 11'3" (3.88m x 3.45m)  
Window and glass feature wall.

**Kitchen**

13'6" x 10'4" (4.12m x 3.16m)  
Window, base and eye level units comprising sink, space for dishwasher, electric hob with induction overhead and built in double oven.

**Utility Room**

7'11" x 6'7" (2.43m x 2.02m)  
Wall mounted boiler, space and plumbing for washing machine, space for tumble dryer, space for fridge freer, door leading into porch area.

**Bedroom/Office**

10'0" x 9'7" (3.07m x 2.94m)  
Window to front.

**Bedroom**

10'8" x 10'5" (3.26m x 3.20m)  
Window to front.

**Bathroom**

7'8" x 5'9" (2.34m x 1.76m)  
Internal window, shower, wash hand basin, low level wc, extractor fan.

**Bedroom**

15'9" x 15'0" (4.81m x 4.58m)  
Window to front, built in wardrobes.

**Main Bedroom**

15'0" x 15'8" (4.59m x 4.80m)  
Double aspect window, doors leading onto garden, built wardrobes, door leading into:

**En-Suite**

9'3" x 8'4" (2.82m x 2.55m)  
Opaque glazed window, bath, low level wc, wash hand basin with large worktop, storage space.

**Outside**

**Double Garage**

22'5" x 17'2" (6.84m x 5.24m)  
Two up and over doors electric and door to storage/workshop area.

**Rear Garden**

Boarded by hedging, mostly laid to lawn, greenhouse, various sheds, pond.

**Front Garden**

Hard standing driveway with ample off road parking, large area of lawn, side access to rear.

**Agents Note**

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 - G



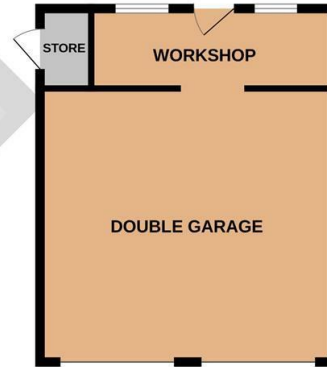




GROUND FLOOR  
1723 sq.ft. (160.1 sq.m.) approx.



DETACHED GARAGE  
401 sq.ft. (37.2 sq.m.) approx.

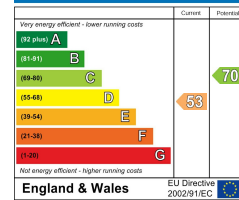


TOTAL FLOOR AREA : 2124 sq.ft. (197.3 sq.m.) approx.

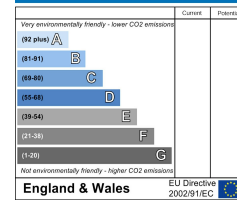
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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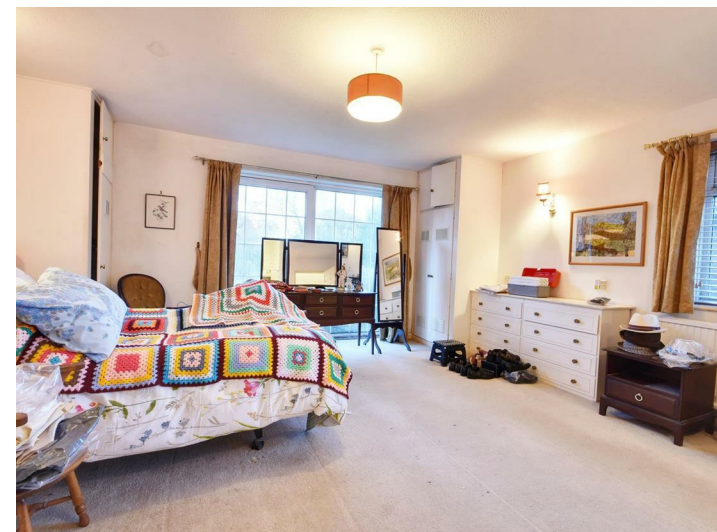
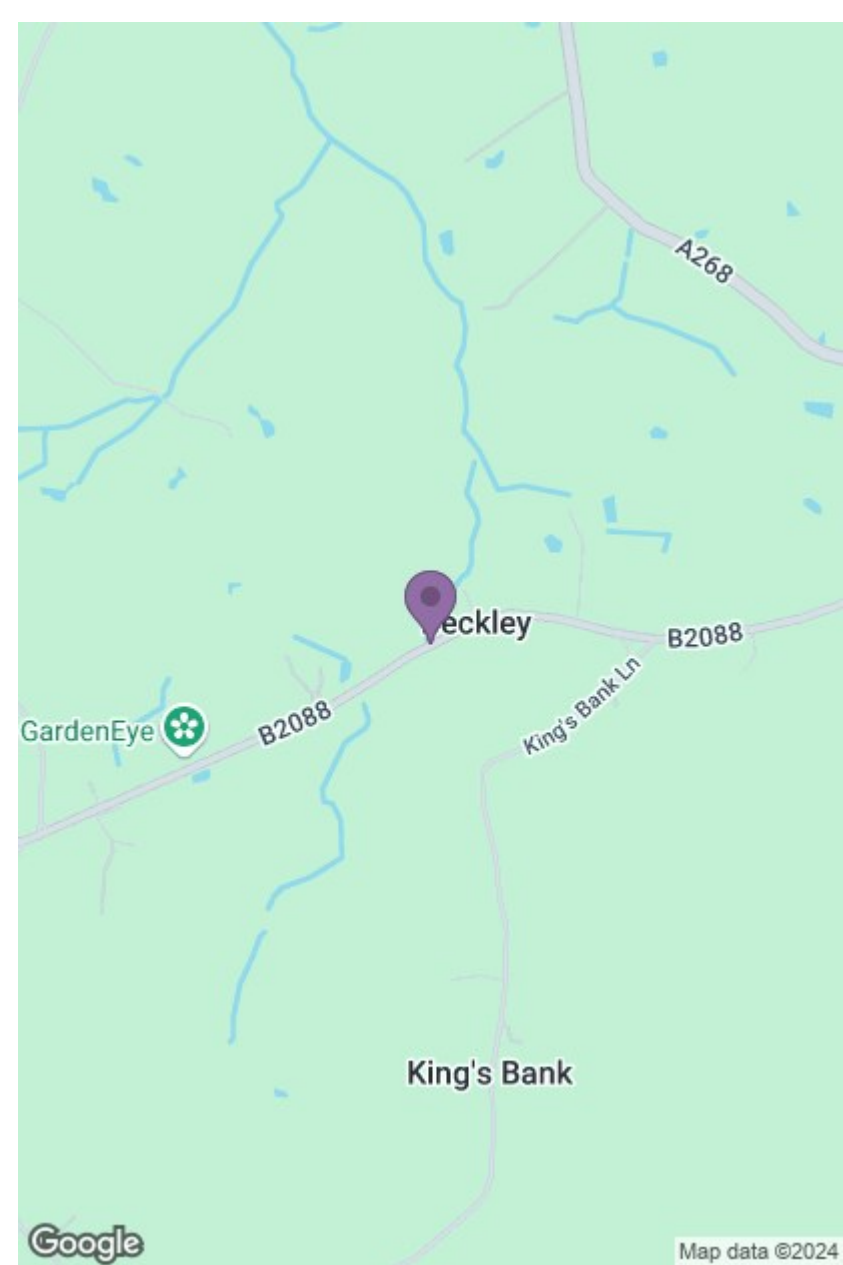
Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating







**RUSH  
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