

**RUSH  
WITT &  
WILSON**



**Rangers Bars, Northiam Road, Beckley, East Sussex, TN31 6SE.  
£685,000 Offers in the region**

**A spacious four bedroom detached 1930's house enjoying an incredibly private and semi-rural position of Beckley Village complete with double garage with accommodation for occasional use over set with established grounds to 0.56 acre. Considered in need of COMPLETE RENOVATION throughout this delightful home offers huge scope for improvement whilst offering potential annex, holiday let or Airbnb accommodation with income stream. Accommodation currently comprises a 21ft triple aspect living room, dining room with doors to the rear, kitchen with separate utility room, ground floor office / study and WC. To the first floor are four principal double bedrooms two with sharing balcony, generous master bedroom with en-suite shower room and main bathroom suite. Outside enjoys a private wrap around garden hosting a variety of specimen trees and apple orchard, south-facing aspect to the rear enjoying a pleasant vista over neighbouring orchards. To the front provides ample off road parking via a gated entrance and sweeping gravel driveway extending to a detached double garage with rooms over The area offers a choice of excellent walking routes and is within close proximity to the popular Rose & Crown pub serving hot food. The neighbouring Village of Northiam is located just one mile away benefitting from a choice of convenience stores and popular Bakery with further High street shopping and mainline rail services available at Rye. CHAIN FREE.**



## Front

Accessed from roadside via timber five bar gated entrance leading to a sweeping gravelled driveway providing ample off road parking, driveway extends to a detached double garage with accommodation over led from an external timber staircase, front garden laid to lawn enclosed by high level and established hedgerow, specimen Oak tree, high level wall with gate leading to rear garden from driveway, paved path from driveway extending to front garden with low level pedestrian gate to road side, hardwood front door to entrance porch, further high level gate to rear garden.

## Entrance porch

7' x 4' (2.13m x 1.22m)

Hardwood front door with full height glazed window to front, further painted hardwood glazed door to hallway.

## Hallway

Carpeted flooring, pendant lighting, turned carpeted staircase to first floor accommodation with cupboard below, radiator, power points.

## Cloakroom

Internal door, carpeted flooring, window to front aspect, push flush WC, wall mounted hand basin, radiator and light.

## Living room

21' x 16'5 (6.40m x 5.00m)

Internal door, carpeted flooring, bay window to front aspect with radiator below, further window to side aspect, sliding doors to rear aspect, fireplace housing a coal effect gas fire with polished stone hearth and timber surround, series of pendant lights, power and TV point, further radiator.

## Office / Study

8'9 x 7'9 (2.67m x 2.36m)

Internal door, carpeted flooring, window to rear aspect with radiator below, light, power points.

## Dining room

16' x 13' (4.88m x 3.96m)

Internal door, carpeted flooring, sliding doors and windows to rear aspect, serving hatch to kitchen, light power points, radiator.

## Kitchen

11'4 x 9'7 (3.45m x 2.92m)

Internal door, carpeted flooring, window to front aspect, light, serving hatch to dining room, open archway to utility room, kitchen hosts a variety of matching base and wall units with timber shaker style doors beneath stone effect laminated counter tops, inset one and half composite basin with drainer and tap, tile splashbacks, power points, space for oven, under counter space for fridge, large concealed larder cupboard with shelving.

## Utility room

10'4 x 6'9 (3.15m x 2.06m)

Open access from kitchen , vinyl flooring, part glazed external door to rear, window to side, wall mounted Worcester gas boiler, base units with laminated counter tops over, basin, under counter spaces for washing machine and tumble dryer.

## Stairs and landing

Carpeted staircase and landing with timber balustrade, access panel to loft, power points, light, airing cupboard via louvre doors housing the hot water tank and slatted shelving.

## Bedroom 3

10'4 x 9'6 (3.15m x 2.90m)

Internal door, carpeted flooring window to front aspect with radiator below, external part-glazed door to side leading to balcony, light, cupboard over bulkhead complete with hanging rail, power points.

## Bedroom 2

11'6 x 11'5 (3.51m x 3.48m)

Internal door, carpeted flooring window to rear aspect with radiator below, external part-glazed door to side leading to balcony, light, power points.

## Family bathroom

9'6 x 5'6 (2.90m x 1.68m)

Internal door, carpeted flooring, window to front aspect, pedestal basin, push flush WC, bath suite.

## Bedroom 4

11'2 x 8'5 (3.40m x 2.57m )

Internal door, carpeted flooring window to front aspect with radiator below, light, power points.

## Bedroom 1

15' x 13' (4.57m x 3.96m)

Internal door, carpeted flooring window to side aspect, external sliding door to balcony, radiator, light, range of built in bedroom furniture, internal door to en-suite, light, power points.

## En-suite shower room

11'6 x 6'4 (3.51m x 1.93m)

Internal door, window to rear aspect with radiator below, pedestal wash basin, push flush WC, corner shower enclosure with mixer.

## Gardens

Privately enclosed rear garden backing onto orchards enjoying a pleasant south-facing orientation, high level wall with gate to driveway, external lighting at tap, path pathway to rear elevations, open area of lawn hosting a variety of specimen magnolias and camellias, wooded garden hosting a variety of established fruit trees complete with garden shed.

## Double garage

17' x 10'6 ( bay 2) 25'3 x 10'5 (bay 1) (5.18m x 3.20m ( bay 0.61m) 7.70m x 3.18m (bay 0.30)

Twin manual up and over doors to front, external tap, light and power point, internal door to workshop to rear (10'7 x 6'6) external door to side, power points and lighting.

## Garage room 1

22' x 10'2 (6.71m x 3.10m)

External staircase leading to part-glazed door to side, external light, boarded room, wall heater, two UPVC window to rear aspect, further window to side, power points, eaves storage.

## Garage room 2

11'4 x 7'8 (restricted headroom) (3.45m x 2.34m (restricted headroom))

Internal door, carpeted flooring, window to side, power point and light.

## Garage shower room

7'7 x 5'8 (2.31m x 1.73m)

Internal door, shower cubicle, push flush WC, pedestal wash basin, Velux window to front.

## Garage kitchen

7'6 x 7'5 (2.29m x 2.26m)

Internal door, carpeted flooring, window to side, base unit with inset basin.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band F.

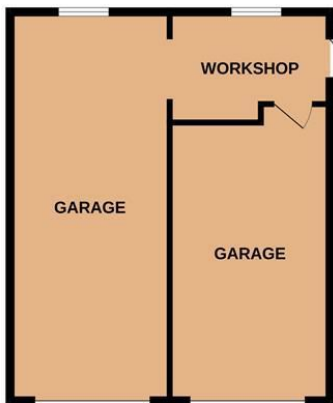
## Agents note

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.

NOTE - Garage showing signs of movement whereby cracks have formed to the external wall.







TOTAL FLOOR AREA : 2673 sq.ft. (248.3 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	
Current	Potential	Current	Potential
86	86	B	B
51	51	D	D

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