

**RUSH  
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**The Cottage, Main Street, Beckley, East Sussex, TN31 6RG.  
£495,000 Freehold**



**CHAIN FREE - A charming three bedroom detached Grade II listed Cottage located within the highly sought Village of Beckley. Considered in need of general updating throughout, this delightful home enjoys a spacious living space over two floors comprising an 18ft double aspect living room with fireplace, further well-lit 18ft dining room, kitchen with attractive feature brick fireplace, separate utility porch and WC. To the first floor a generous landing serves three principal double bedrooms to include a master with exposed joinery and fitted wardrobes, further dressing room / study and large main bathroom suite. Outside enjoys a predominantly paved and low maintenance rear garden hosting a variety of raised beds. To the front provides ample off road parking and garage. The area offers a choice of excellent walking routes and is within close proximity to the highly regarded Primary School and 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.**



**Front**

Block pave driveway to front leading to garage, access to rear from side elevations, retaining wall with level area of lawn and planted shrub border, covered entrance with external light.

**Entrance hall**

Part-glazed painted hardwood front door, carpeted staircase, exposed joinery, timber staircase with rope handrail and cupboard below leading to first floor accommodation, open access to inner hall serving the kitchen and living room, sash window to front aspect with secondary glazing and radiator below, internal painted four panel door to dining room.

**Dining room**

18' x 13'3 (5.49m x 4.04m)

Internal painted four panel door, carpeted flooring, sash window to front with secondary glazing and radiator below, further windows to side and rear aspects, additional radiator, exposed joinery, double internal glazed doors to kitchen, power points, ceiling lights.

**Kitchen**

18'2 narrowing to 9'4 x 12'4 (5.54m narrowing to 2.84m x 3.76m )

Open access from hall, double internal glazed doors from dining room, carpeted tile flooring, exposed joinery, feature exposed brick fireplace, window to rear aspect, part-glazed door to utility porch. Kitchen hosts a variety of fitted base and wall units with shaker style doors, inset double stainless basin with tap, space for freestanding fridge, fitted range style oven with four ring gas burner ( LPG bottle fed), variety of power points, under counter space for washing machine.

**Utility porch**

Part-glazed door from kitchen, tiled flooring, window and part-glazed external door to rear, internal bi-folding door to WC.

**WC**

Internal bi-folding door, tiled flooring, push flush WC, radiator, window to rear, light, corner basin and high level cupboard.

**Living room**

18' x 15'3 (5.49m x 4.65m )

Carpeted flooring, timber bay window to front aspect with radiator below, further window to rear with radiator below, series of wall lighting, York stone fireplace, power points.

**Stairs and landing**

Turned carpeted staircase and landing, window to rear aspect with radiator below, access panel to loft, fitted cupboards via timber doors, exposed joinery.

**Bathroom**

11'3 x 8' (3.43m x 2.44m)

Internal ledged and braced door, carpeted flooring, window to rear aspect, timber vanity unit with inset basin, push flush WC, panelled bath suite, shower enclosure, radiator and ceiling lights.

**Bedroom 1**

11'8 x 9'6 (3.56m x 2.90m)

Internal ledged and braced door, carpeted flooring, window to front aspect with secondary glazing and radiator below, exposed joinery, full length built in wardrobes via timber doors, power points, light.

**Bedroom 2**

12'2 x 8'3 (3.71m x 2.51m)

Internal ledged and braced door, carpeted flooring, windows to side and rear aspects enjoying a pleasant rural backdrop, radiator, light and power points.

**Dressing room / Study / Nursery**

9' x 7'8 (2.74m x 2.34m)

Internal pine ledged door, carpeted flooring, window to front aspect with radiator below, light, open access to bedroom three, power point.

**Bedroom 3**

11'8 x 9'4 (3.56m x 2.84m)

Open access from study. carpeted flooring, window to front aspect with radiator below, light, built in cupboards to alcove.

**Garden**

Predominantly paved private rear garden, raised beds, external tap, external side door to garage and side elevations, paved steps leading to a lower tier of lawn enclosed by feather edged fencing, pond, perennial borders, oil-tank.

**Garage**

18'11 x 10 (5.77m x 3.05m)

Manual door to front, external door to side.

**Services**

Oil-fired central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

**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.





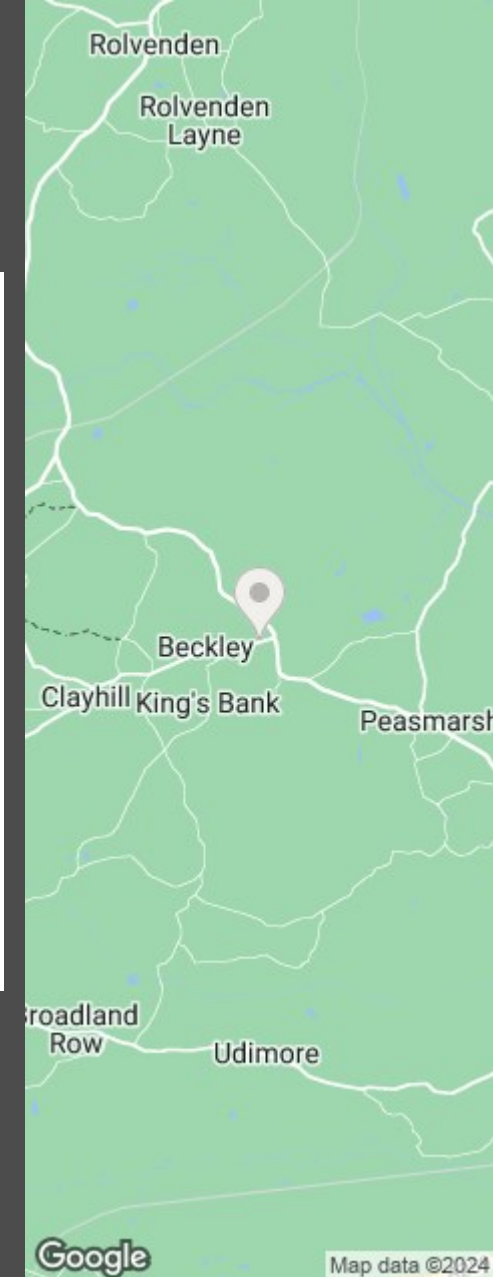








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**