

**RUSH  
WITT &  
WILSON**



**The Old Chapel, Beckley Methodist Church, Main Street, Beckley, East Sussex, TN31 6RN.  
£599,950 Freehold**

**A beautifully presented four bedroom attached Grade II listed converted Wesleyan Chapel extending to 2291sqft located within the highly desirable Village of Beckley. Dating back to 1840, the property has been converted in recent years by the present owners to a very high specification now providing a striking and contemporary living space yet retaining an abundance of original features throughout. Accommodation comprises a reception hall with WC and separate utility room, stylish and open plan fitted kitchen / breakfast room with pine flooring and island unit with breakfast bar, imposing 25ft dining room with double height windows, original working organ and galleried landing, spacious living room and ground floor office or study. To the first floor and generous and well-lit landing space serves two principal bedrooms each of which are complimented by en-suite shower rooms, master bedroom with galleried aspect to the ground floor dining space, contemporary main bathroom suite and optional fourth bedroom or dressing room. Outside enjoys a private courtyard garden with Indian Sandstone terrace offering a choice of pleasant seating areas and off road parking available to the front. The property is conveniently located to the well regarded Village Primary School and just a short drive to Rye offering a range of High Street shopping and leisure facilities, mainline station to London and access to Camber Sands. Northiam Village is located just 1.5 miles away benefitting from two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.**



## Front

Tandem parking for two vehicles to front, covered entrance with Oak front door.

## Reception hall

12'4 x 5'8 (3.76m x 1.73m)

Exposed timber flooring, high level leaded light windows to front, timber wall panelling, part glazed internal door to kitchen / breakfast room, radiator, power point, internal doors to WC and utility room, pendant light.

## WC

Internal door, decorative tile flooring, low level WC, pedestal wash basin with tile splashback, recessed downlights and extractor fan, access panel to loft over.

## Utility room

7'2 x 5'1 (2.18m x 1.55m)

Internal door, decorative tile flooring, recessed downlights, extractor, fitted base units with shaker style doors beneath stone effect laminated counter tops, inset ceramic basin with drainer and tap, tile splashbacks and a variety of above counter level power points, under counter spaces for washing machine and tumble dryer.

## Kitchen / breakfast room

15'7 x 15' (4.75m x 4.57m)

Part-glazed internal door, exposed pine flooring, open access to dining room, high level leaded light window to the front aspect, recessed downlights and pendant lighting, internal door to office / study, kitchen hosts a variety of matching base units with shaker style doors beneath low profile Minerva counter tops, double under mounted stainless bowl with tap, inset five ring NEFF gas burner with stainless steel extractor canopy and light over, tile splashback, power points, pull out bin, integrated NEFF dishwasher, matching island unit with a variety of low level cupboards, American walnut counter top incorporating breakfast bar, power points with USB charge ports, column radiators, tower storage unit with integrated eye level NEFF oven, grill and microwave, integrated 50/50 fridge freezer.

## Dining room

25'1 x 12'8 (7.65m x 3.86m)

Open access from kitchen / breakfast room, pine flooring, double height ceiling galleried from the first floor landing, full height leaded windows to the rear aspect with French doors leading to the rear courtyard garden, original chapel organ, pendant lighting, space for large dining table and chairs, internal door and window to living room, two column radiators,

step to internal door serving the office / study, storage cupboard housing the boiler with built in shelving, power points.

## Living room

17'6 x 11'5 (5.33m x 3.48m)

Internal door, pine flooring, leaded light window to the rear aspect, further internal window to dining room, recessed downlights with dimmer controls, radiator, power and TV points.

## Office / Study

15'8 x 12'4 (4.78m x 3.76m)

Internal door from kitchen / breakfast room, carpeted flooring, further internal door to dining room, pendant lighting, turned carpeted staircase to first floor accommodation with storage cupboard below, radiator, fitted bookcases, power and phone point.

## Stairs and galleried landing

Turned carpeted staircase with pendant light over, galleried first floor landing with aspect to dining room below and full height windows to the rear aspect, painted timber balustrade, seating area to one end with wall lighting, airing cupboard housing the unvented cylinder, power points, access panel to a part-boarded off with pull down ladder complete with power and light.

## Bedroom 2

15'6 x 10'9 (4.72m x 3.28m)

Internal door, carpeted flooring, leaded light window to the front aspect, pendant light, radiator, internal bi-folding door to en-suite shower room, variety or power points, built in wardrobe via door complete with hanging rail and shelving, TV point.

## En-suite shower room

8'7 x 2'6 (2.62m x 0.76m)

Internal door, decorative tile flooring, painted wall panelling, push flush WC, pedestal wash basin, chrome heated towel radiator, ceiling downlights and extractor fan, shower cubicle with metro wall tiling and contemporary mixer.

## Bedroom 3

12'5 x 9'3 (3.78m x 2.82m)

Internal door, carpeted flooring, leaded light window to the front aspect, pendant light, radiator, internal bi-folding door to en-suite shower room, variety or power points, alcove with hanging rail and shelving, TV point.

## En-suite shower room

8'7 x 2'6 (2.62m x 0.76m)

Internal door, decorative tile flooring, painted wall panelling, push flush WC, pedestal wash basin, chrome heated towel radiator, ceiling downlights and extractor fan, shower cubicle with metro wall tiling and contemporary mixer.

## Lobby

Internal door from landing, internal doors to bedroom 1, family bathroom and bedroom 4 / dressing room.

## Bedroom 1

13'9 x 12'8 (4.19m x 3.86m)

Internal door, pined flooring, leaded light window to the rear aspect, internal glazed French doors with balustrade enjoying a galleried aspect to the ground floor dining room, pendant light, power points, TV point.

## Family bathroom

9'6 x 6'9 (2.90m x 2.06m)

Internal door, decorative tile flooring, chrome heated towel radiator, pedestal wash basin, double ended slipper bath suite with floor mounted tap and rinser, push flush WC, recessed downlights and extractor fan, large walk-in shower enclosure with screen and contemporary shower mixer.

## Bedroom 4 / Dressing room

12'8 x 8'6 (3.86m x 2.59m)

Internal door, pine flooring, leaded light window to front aspect, radiator, pendant lighting, power points.

## Rear courtyard garden

Private courtyard garden with Indian Sandstone terrace providing a choice of pleasant seating areas, established hedgerow to rear, external lighting, power points and tap, trellised archway leading to side with high level gate to front elevations.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band F.

Sprinkler system.

## 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.





GROUND FLOOR  
1145 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR  
1145 sq.ft. (106.4 sq.m.) approx.



TOTAL FLOOR AREA : 2291 sq.ft. (212.8 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>84</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>73</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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