

**RUSH
WITT &
WILSON**



**6 Royal Oak Close, Beckley, East Sussex, TN31 6DD.
£375,000 Freehold**

A beautifully presented and deceptively spacious three bedroom terraced home occupying a quiet and semi-rural position of Beckley Village fronting onto open fields. The property forms part of seven individual homes constructed in 2014 which were designed and finished to a very high standard. Accommodation comprises a well-lit entrance hall with WC, generous 15ft fitted kitchen / breakfast room, bright double aspect living room with French doors to the front and open fireplace. To the first floor a spacious landing with rural outlook serves a master suite with walk-in dressing area complete with fitted wardrobes and en-suite shower room, well appointed main bathroom suite and two further small double bedrooms. Outside offers a privately enclosed Indian Sandstone terrace providing an alfresco dining or entertaining area and allocated parking for two vehicles to the front. The property offers immediate access to a network of excellent walking routes and 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

Two allocated parking spaces to front elevations, path and high level gate from parking area leading to garden and main entrance.

Garden

High level gate, Indian sandstone terrace enclosed by high level close board fencing, raised planted borders with climbing shrubs, garden shed, space for patio furniture, disabled access and step leading to main entrance with external lighting, external French doors leading to living room.

Entrance hall

Hardwood front door, tile effect Amtico flooring, light, turned carpeted staircase to first floor accommodation with low level cupboard below complete with power point and light, radiator, consumer unit and alarm panel.

WC

Internal door, tile effect Amtico flooring, obscure window to the front aspect, push flush WC, wall mounted corner hand basin, radiator, ceiling light and extractor fan.

Kitchen / breakfast room

15'2 x 11'4 (4.62m x 3.45m)

Internal door, tile effect Amtico flooring, window to front aspect with radiator below, further window to rear, space for dining table and chairs with pendant light over, space for American style fridge / freezer. Kitchen hosts a variety of matching base and wall units with contemporary wood effect laminated doors beneath marble counter tops, ceiling downlights, wall unit housing the Ideal combi gas boiler, integrated Hotpoint oven and grill, tower unit with space for integrated fridge / freezer, integrated Whirlpool dishwasher, inset four ring AEG induction hob with granite splashback and fitted stainless steel extractor canopy and light over, integrated washing machine, power points.

Living room

15'2 x 14'7 (4.62m x 4.45m)

Internal door, carpeted flooring, window to rear aspect and French external door to front garden, open fireplace, radiator, pendant lighting, power points, TV and phone point.

Stairs and landing

Turned carpeted staircase and landing, window to rear aspect enjoying a pleasant rural aspect over fields over the country lane, power point, light, access panel to loft, linen cupboard via door.

Master bedroom

12'3 x 9' (3.73m x 2.74m)

Internal door, carpeted flooring, window to the rear aspect with semi-rural aspect, radiator below, light, power points, open access to dressing area and en-suite shower room.

Dressing area

6'8 x 2'9 (2.03m x 0.84m)

Open access from bedroom, carpeted flooring, window to front aspect, internal door to en-suite, single and double wardrobes complete with hanging rails and shelving, light.

En-suite shower room

8'5 x 6'7 (2.57m x 2.01m)

Internal door, stone effect vinyl flooring, obscure window to front aspect, chrome heated towel radiator, concealed push flush WC, pedestal wash basin, ceramic wall tiling, built in shelving, corner shower enclosure with screen doors and mixer, ceiling downlights and extractor fan.

Family bathroom

7'3 x 6'8 (2.21m x 2.03m)

Internal door, stone effect vinyl flooring, obscure window to front aspect, chrome heated towel radiator, double ended bath suite with tap, ceramic wall tiling, pedestal wash basin, push flush WC, ceiling downlights, extractor fan and shaver point.

Bedroom 2

12'8 x 6'7 (3.86m x 2.01m)

Internal door, carpeted flooring, window to rear aspect with radiator below, double wardrobe with hanging rails and shelving, further single cupboard via door, power points, light.

Bedroom 3

11'4 x 6'8 (3.45m x 2.03m)

Internal door, carpeted flooring, window to front aspect with radiator below enjoying outlook over neighbouring fields, power points, light.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

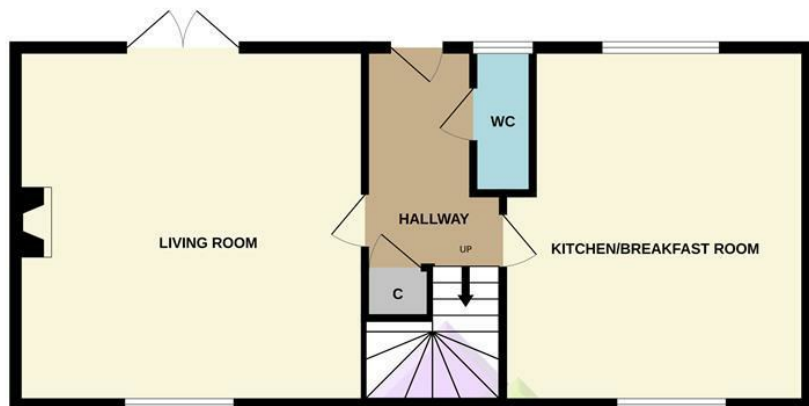
Agents note

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



1ST FLOOR



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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