

**RUSH
WITT &
WILSON**



**The Pines, Main Street, Beckley, East Sussex, TN31 6RR.
£625,000 Freehold**

CHAIN FREE - A substantial four bedroom attached Grade II listed cottage extending to over 2600 sqft located within the heart of Beckley village set in established gardens to 0.28 acre. This impressive home offers spacious, well balanced and versatile living accommodation arranged over three floors comprising a main living room with inglenook fireplace, generous dining room with sliding doors to the rear, sitting room with attractive bay window and pine flooring, kitchen breakfast room and cellar. To the first floor provides a spacious and well-lit landing serving three principal bedrooms to include two large bedrooms each with feature fireplaces to the front and further single bedroom to the rear complimented by two bathrooms. To the second floor a further large landing space gives access to a fourth bedroom or optional office and two further large studio rooms enjoying outstanding elevated views to the rear. Externally the property enjoys a very well established and private rear garden hosting a variety of mature trees, planted borders and areas of lawn complete with a garden shed and greenhouse. 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

Shingled driveway to front elevations providing ample off road parking, front garden laid to lawn with planted rose borders and specimen Ash tree enclose by established laurel hedgerow, external door to garage, shingled path from drive leading to entrance, planted shrub borders and climbing rose to covered entrance and front door.

Entrance hallway

Hardwood front door, carpeted flooring, pendant lighting, radiator, carpeted staircase to first floor, thermostat

Living room

16' x 10'4 (4.88m x 3.15m)
Exposed timber flooring, timber bay window to front aspect, large inglenook fireplace with exposed brickwork and quarry tile hearth, double radiator, pendant lighting, open access and step down to dining room, built in shelving to alcove, power points, TV point.

Dining room

18'4 x 16'3 (5.59m x 4.95m)
Open access from living room, step down to carpeted flooring, aluminium sliding doors to rear, further external timber door to side, radiator, serving hatch to kitchen, variety of both pendant and wall lighting, power points.

Sitting room

13'3 x 12'8 (4.04m x 3.86m)
Internal glazed door, exposed timber flooring, timber bay window to front elevations, painted timber wall panelling, open fireplace by exposed brick chimney breast, internal glazed double doors and steps down to the kitchen / breakfast room, ceiling joinery, radiator, light, power points.

Kitchen / breakfast room

13'4 x 13' (4.06m x 3.96m)
Tile effect vinyl flooring, crittall window to rear aspect, internal stable door to garage, low level gate and steps down to cellar, pantry cupboard via timber door, space for breakfast table and chairs, fitted base and wall units with timber effect laminated counter tops, inset four ring electric hob with tiled splashback, extractor canopy and light over, eye level oven and grill, inset stainless basins and taps, under counter space for fridge and freezer, serving hatch to dining room, internal window to garage.

Cellar

12'6 x 10' (3.81m x 3.05m)
Steps down from kitchen, pine door, exposed brickwork, internal window to garage, light.

Stairs and landing

11'6 x 10'7 (3.51m x 3.23m)
Carpeted staircase and spacious landing, crittall window to rear aspect with radiator below, lobby and staircase to second floor accommodation, light.

Bathroom One

9'7 x 5'4 (2.92m x 1.63m)
Internal door, pine flooring, obscure crittall window to rear aspect, radiator, panelled bath suite, push flush WC, pedestal wash basin, airing cupboard via louvre doors housing the hot water cylinder, light.

Bathroom Two

10' x 8'2 (3.05m x 2.49m)
Internal door, vinyl flooring crittall window to side with radiator below, shower enclosure, push flush WC, corner bath suite, pedestal wash basin, light.

Bedroom Two

13'4 x 11'3 (4.06m x 3.43m)
Internal door, carpeted flooring timber window to front aspect, radiator, exposed brick feature fireplace, ceiling joinery, light, power points.

Bedroom One

15'8 x 14'4 (4.78m x 4.37m)
Internal door, timber parquet flooring, timber window to front aspect, radiator, cast iron feature fireplace with timber surround, exposed joinery, built in wardrobe to alcove, light, power points.

Bedroom Three

8'4 x 7' (2.54m x 2.13m)
Internal door, cork tile flooring, crittall window to rear aspect, radiator, light, power point.

Stairs to second floor accommodation

Internal door from landing, painted timber flooring and staircase to second floor accommodation.

Landing

16'4 x 10'3 (4.98m x 3.12m)
Stripped pine flooring, radiator, light, low level eaves storage accessed via painted door.

Bedroom Four / Office

13' x 7'8 (3.96m x 2.34m)
Internal door, stripped pine flooring, two timber windows to side, exposed brickwork, radiator, light, power point.

Studio / Office One

18'3 x 10'7 (5.56m x 3.23m)
Internal glazed door, stripped pine flooring, large crittall window to rear enjoying an elevated vista and rural outlook, internal door to studio / office 2, built in cupboards, radiator, light, power point's

Studio / Office Two

13'3 x 10'7 (4.04m x 3.23m)
Internal door, stripped pine flooring, large crittall window to rear and side elevations enjoying an elevated vista and rural outlook, internal door to studio / office 1, built in cupboard housing water tanks, radiator, light, power point's

Gardens

Shingled terrace from the rear elevations providing a private seating area, external door to garage, external tap and light, steps down to an area of lawn enclosed by established boundaries and well stocked borders, high level close board fencing, specimen trees and bamboo, trellised archway with climbing wisteria leading to a further area of lawn, pathway to shed and greenhouse, open area of lawn to one end enclosed by mature hedgerow, established apple and pears trees.

Garage

17'4 x 11'8 (5.28m x 3.56m)
Internal stable door and window from kitchen, crittall window and external door to rear, floor mounted boiler, power points and lighting, external door to front.

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 – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.







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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