

PHILLIPS & STUBBS



coastal +
COUNTRY



Ground floor

Forming a detached chalet style house presenting brick elevations set with double glazed windows beneath a pitched tiled roof. The well presented accommodation comprises front door into a good sized entrance hall with stairs rising to the first floor. Living room has a window to the front and double doors out to the rear garden. Coal effect gas fire. Dining room has a window to the front and wide opening through to the kitchen. Kitchen fitted with a good range of base and wall mounted units with granite worksurfaces, integral appliances include electric hob with extractor fan over, double oven, dishwasher and fridge/freezer. Door to the glazed rear lobby with doors out to the garden and integral garage. Shower room comprising corner shower cubicle, w.c and wash hand basin.

First floor

First floor landing, doors to both bedrooms and bathroom. Bedroom 1 has a range of built in wardrobes and window overlooking the rear garden with views over the field beyond. Bedroom 2 has a built in cupboard and window to rear.

Outside

To the front there is a block paved driveway providing off road parking and access to the integral single garage which has two windows to the side and internal door to the rear lobby. A side gate leads to the side and rear gardens.

Further information

Local Authority: Rother District Council. Council Tax Band E Mains electricity, gas and water. Mains drainage. Predicted mobile phone coverage: EE, Vodafone, Three and 02 Broadband speed: Ultrafast 1000Mbps available. Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Tendered Bids £450,000 Freehold

Tintern, Main Street, Beckley, Rye, East Sussex, TN31 6RG



The property is situated within Beckley village, which is surrounded by undulating countryside in an Area of Outstanding Natural Beauty. The village has an ancient parish church and numerous Grade II Listed buildings, a public house, a primary school graded outstanding by Ofsted. Northiam is 2 miles with local village stores, church, sub post office, doctors' surgery, optician, primary school and veterinary surgery. In the neighbouring village of Peasmarsch is an independent superstore. To the north is the Wealden town of Tenterden with treelined high street and 7 miles to the south is the Ancient Town and Cinque Port of Rye, famed for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants and train services on the Eastbourne to Ashford branch line with high speed connections to London St Pancras (journey time 37 minutes).

- Living room
- Dining Room
- Rear lobby/utility
- Shower room
- Integral single garage
- Off road parking
- Garden to rear



Directions:

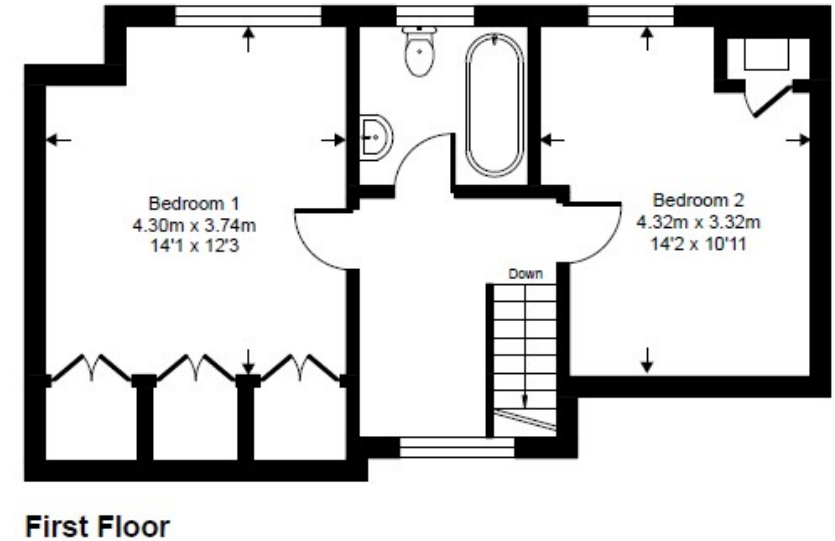
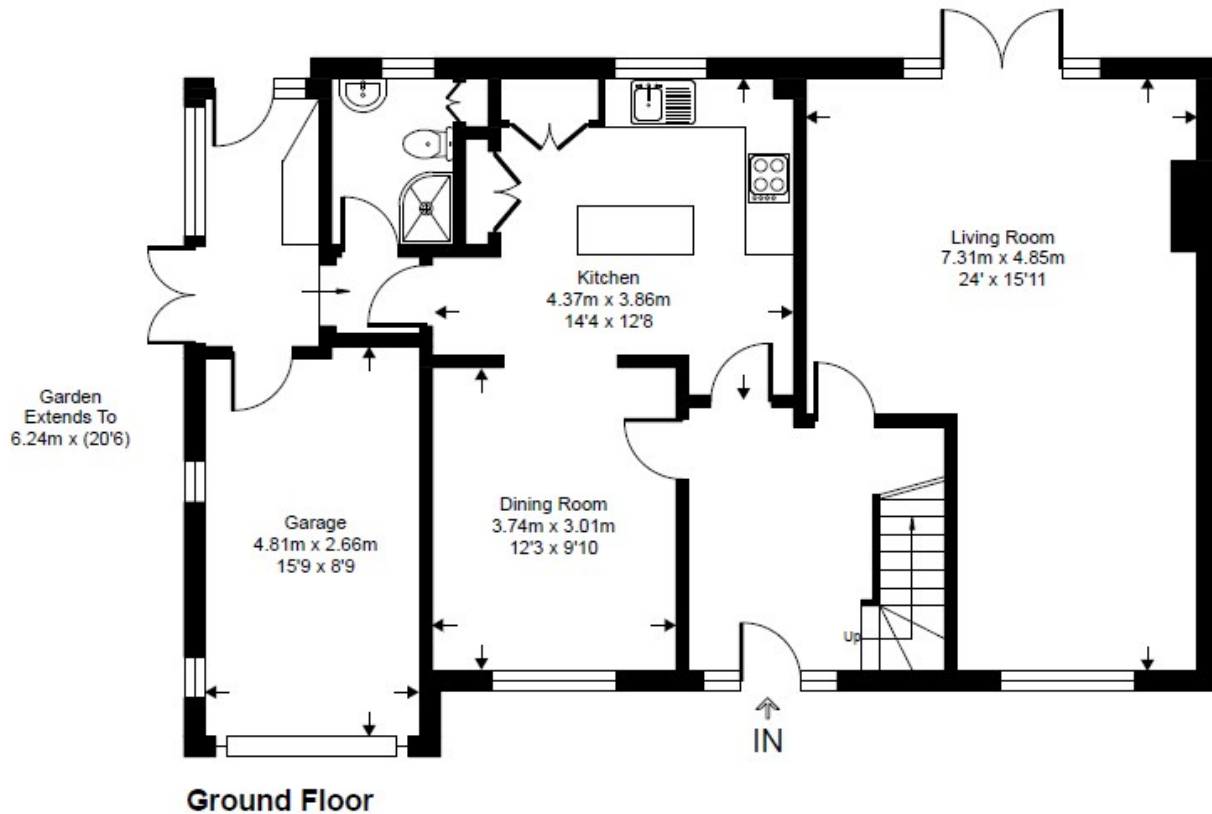
EPC: D
Local Authority: Rother District Council
Council Tax Band: E

Main Street

Approximate Gross Internal Area = 123.5 sq m / 1330 sq ft

Approximate Garage Internal Area = 12.5 sq m / 135 sq ft

Approximate Total Internal Area = 136 sq m / 1465 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk