



Moloney
COUNTRY PROPERTY



THE COTTAGE BECKLEY

THE COTTAGE, MAIN STREET, BECKLEY, EAST SUSSEX TN31 6RG

AN ATTRACTIVE, THREE BED, DETACHED **GRADE II LISTED COTTAGE** LOCATED WITHIN THE HIGHLY SOUGHT AFTER VILLAGE OF **BECKLEY**, OFFERING EXCELLENT SCOPE FOR REFURBISHMENT AND UPDATING, ENJOYING GOOD SIZE ACCOMMODATION INCLUDING **2** RECEPTION ROOMS, & KITCHEN ALONG WITH **3** BEDROOMS, STUDY/DRESSING ROOM AND BATH & SHOWER ROOM ON THE FIRST FLOOR. **EXCELLENT PARKING**, SINGLE GARAGE AND LOW MAINTENANCE GARDENS WITH LARGE PAVED TERRACE, RAISED BEDS & AREA OF LAWN WITH PLANTED BORDERS. **OFCH**.

ACCOMMODATION LIST: ENTRANCE HALL, LOWER HALL, SITTING ROOM, DINING ROOM, KITCHEN, REAR LOBBY WITH UTILITY CUPBOARD, CLOAKROOM, FIRST FLOOR LANDING, 3 BEDROOMS, DRESSING ROOM/ STUDY/NURSERY, BATH & SHOWER ROOM. DRIVEWAY PROVIDING PARKING, SINGLE GARAGE, REAR GARDEN WITH LARGE PAVED TERRACE. OFCH.



Part-glazed painted wooden front door to:

ENTRANCE HALL: Stairs with rope handrail to the 1st floor, understairs storage cupboard. Exposed studwork. Door to reception 2/dining room. Opening with steps down to

LOWER HALL: Wooden sash window with secondary glazing to the front. Large exposed brick inglenook fireplace with bressummer beam over on brick hearth. Obscure glazed panel with opening to the kitchen, door to sitting room.

DINING ROOM: Wooden sash window to front with secondary glazing, windows to side and rear. Exposed timbers. Double doors to kitchen.

KITCHEN: Wooden window with secondary glazing to the rear, part-glazed door to rear lobby. Fitted with various base and wall units, wood edge laminate worktop over inset with 2 1/2 bowl stainless sink unit. Space for freestanding fridge, space for range style cooker with four ring gas hob (LPG). Plumbing for washing machine. Worcester oil fired boiler. Opens to the lower hall. Door to:

REAR LOBBY: Window and part-glazed door leading out to the rear terrace. Open utility cupboard with space for tumble dryer & storage above. Tiled floor. Bi-folding door to:

GUIDE PRICE £399,950



CLOAKROOM: Window to the rear. Fitted with white suite WC and small corner hand basin. High level cupboard. Tiled floor.

SITTING ROOM: Wooden bay style window to the front, window to rear. Wall light points, Stone fire surround.

Turned Staircase to:

LANDING: Window to the rear. Loft hatch. Range of shelved storage cupboards, one housing hot water tank. Exposed timbers. Wooden cottage doors to all rooms.

BEDROOM ONE: Window to the front with secondary glazing. Exposed timbers. Wall to wall range of built in wardrobe cupboards with hanging rails and shelves. BT point.

BEDROOM TWO: Windows to side and rear, enjoying far reaching rural views. TV point, BT point.

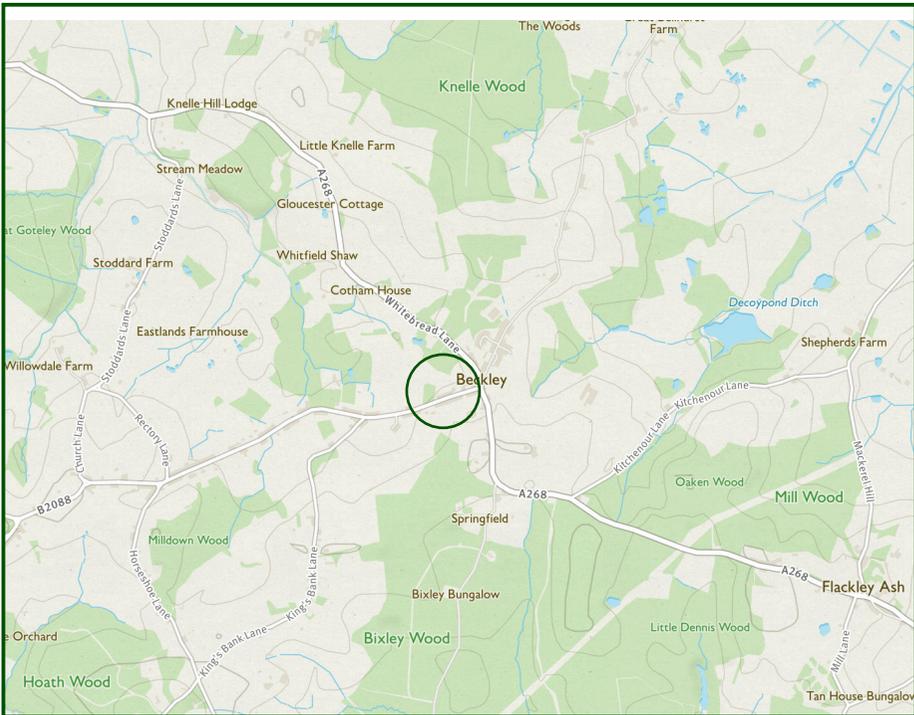
DRESSING ROOM / STUDY / NURSERY: Window to the front. Door to:

Bedroom Three: Window to the front. Built in cupboards to alcove.

BATH AND SHOWER ROOM: Window to the rear. Fitted with coloured suite comprising WC, hand basin set into wood effect laminate surround with cupboards below, panelled bath & separate tiled shower cubicle with Mira shower. Shaver point.



OUTSIDE: The property is approached over an extensive brick paved driveway providing parking and leading to the single garage at the side with access to the rear. The rear garden is mostly paved, with raised beds, leading down to a lower area of lawn with planted borders and small fishpond. Oil tank to the rear of the garage.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: Mains electricity, water and drainage are connected. Oil central heating.

FLOOR AREA: 163 m² (1,755 sq. ft) approx.

EPC Rating: 'N/A'

COUNCIL TAX BAND: 'E'

LOCAL AUTHORITY: Rother District Council

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A28 through Northiam, take the left turn opposite the primary school, B2088, signposted Beckley and Rye. Continue through the village of Beckley, The Cottage will be found on the left, just before Acorn Garage Doors.

What3Words (Location): [///grabs.swifts.scoops](https://www.what3words.com/#!/en////grabs.swifts.scoops)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

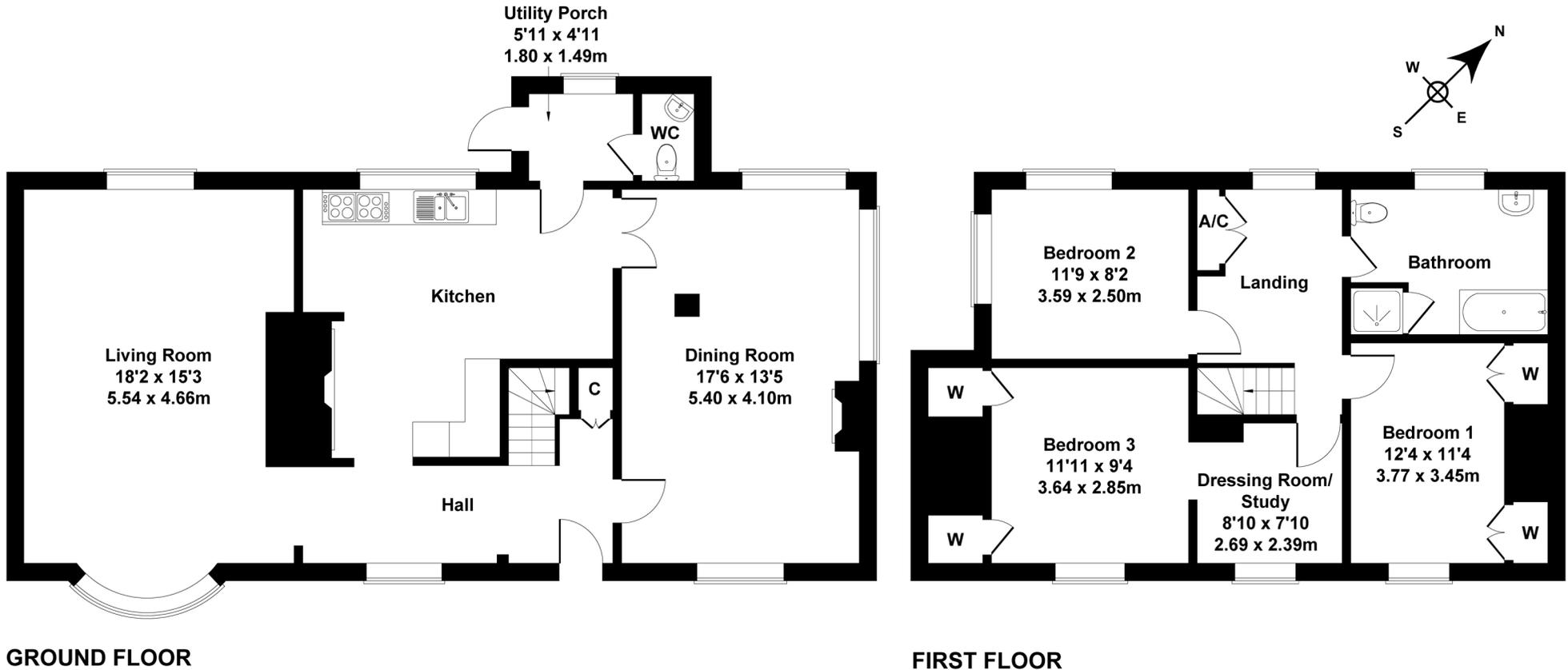
MOLONEYCOUNTRYPROPERTY.COM

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TELEPHONE: 01797 253000 or 01580 212828

The Cottage

Approximate Gross Internal Area
1755 sq ft - 163 sq m



Not to Scale.
For Illustrative Purposes Only.

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