

**RUSH
WITT &
WILSON**



**Weston House Main Street, Beckley, Rye, East Sussex TN31 6RR
£650,000 - FREEHOLD**

Rush Witt & Wilson are pleased to offer a substantial well-maintained Grade II Listed attached village home, boasting attractive weather bordered elevations beneath a tiled roof. The spacious and versatile accommodation is arranged over three floors and will appeal to a variety of buyers. The property is accessed via a gravelled driveway, there is an entrance lobby with stairs rising to the first floor, door through to living room with adjoining snug that could also be used as a ground floor bedroom as it has a shower room attached. Also on the ground floor there is a generous open plan kitchen/dining room with traditional style kitchen and useful deep pantry. On the first floor there are two principle bedrooms and a family bathroom, there is also a further reception room that could with some adaption be utilised as an additional bedroom. On the second floor there are two further bedrooms and an en-suite wc. The garden is a particular feature there is an enclosed courtyard area accessed from the kitchen/dining room, steps then rise to a gently sloping lawned garden, arranged with a variety of well stocked beds and borders. The property is situated in the heart of Beckley, a popular Sussex village which is just north of the ancient Cinque Port town of Rye. Beckley, together with the neighbouring villages of Northiam and Peasmarsch offer a range of daily amenities to include supermarket / general stores, primary schools, hairdressers, garage, active community halls, public houses and restaurants. Further shopping, sporting and recreational facilities will be found in Rye as well as Tenterden. The village is bordered by beautiful undulating countryside containing many places of general and historic interest to include the steam railway, Great Dixter and gardens at Northiam, castles at Bodiam and Camber, the Abbey at Battle and Forestry Commission land adjoining the village. For further information, please contact our Rye Office 01797 224000.





Entrance Lobby

5'5 x 3'1 (1.65m x 0.94m)

Kitchen/Dining Room

25'1 x 11'3 (7.65m x 3.43m)

Living Room

17'2 x 15'8 (5.23m x 4.78m)

Bedroom

10' x 11'7 (3.05m x 3.53m)

Shower Room

11'4 x 3'10 (3.45m x 1.17m)

First Floor

Landing

2'9 x 7'8 (0.84m x 2.34m)

Reception Room/Bedroom

17'3 x 7'8 (5.26m x 2.34m)

Bedroom

10'9 x 17'10 (3.28m x 5.44m)

Landing

5'8 x 3'3 (1.73m x 0.99m)

Bath/Shower Room

10'4 x 8' (3.15m x 2.44m)

Bedroom

10'11 x 11'7 (3.33m x 3.53m)

Second Floor

Landing

4'11 x 3'3 (1.50m x 0.99m)

Bedroom

14' x 17'1 (4.27m x 5.21m)



En-Suite WC

10'1 x 5'10 (3.07m x 1.78m)

Bedroom

14'1 x 11'9 (4.29m x 3.58m)

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

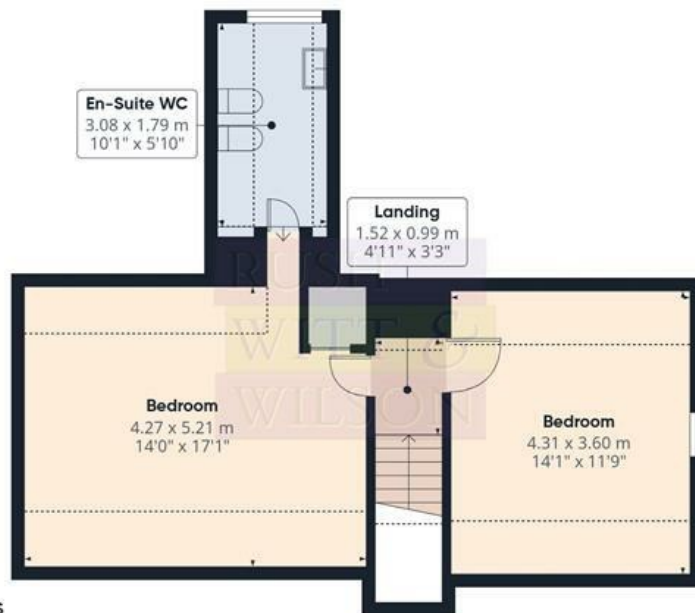




Floor 0



Floor 1



Floor 2

Approximate total area^m

185.6 m²

1998 ft²

Reduced headroom

16.3 m²

175 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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