RUSH WITT & WILSON



Braeside, Main Street, Beckley, East Sussex, TN31 6RG.
£700,000 - £725,000 Guide Price Freehold

£700,000 - £725,000 Guide Price. A handsome three bedroom detached Grade II listed Georgian residence located within the highly desirable Village of Beckley situated 6 miles west of the Historic Cinque Port town of Rye. This impressive home enjoys a bright and exceptionally well presented living space arranged over two floors comprising a main entrance hall, main living room with attractive open fireplace, spacious dining room with large inglenook fireplace and fitted wood burning stove, optional ground floor third bedroom or study with French doors to a courtyard garden with Jack and Jill shower room suite, stunning shaker style fitted kitchen / breakfast room with marble counter tops, underfloor heating, fitted AGA, exposed timbers and additional wood burning stove, utility room and beautiful orangery with French doors to the rear terrace and open views to the rear. First floor accommodation enjoys two further generous bedrooms each with elevated frontal views over open countryside and fitted wardrobes, with en-suite shower facilities to bedroom two and access to study / optional nursery and stylish en-suite bathroom to the master. Externally the property offers an incredibly private and low maintenance rear garden backing onto open fields with large Indian sandstone terrace.To the front offers ample off road parking via a private gated driveway, predominantly laid to lawn with planted wildflower garden enjoying a choice of pleasant seating areas. The area offers an excellent choice of rural walking networks and is conveniently located to the well regarded Village Primary School. The cinque port town of Rye nearby offers a range of High Street shopping and leisure facilities, mainline station to London and access to Camber Sands. Northiam Village is located just two miles away benefitting from two convenience stores, award winning doctor's surgery, opticians, dentist surgery, popular bakery and hardware store. Shopping at Tenterden and Rye is a short drive away.







Entrance Hall
Carpet as laid, cast iron radiator, turned carpeted staircase with painted balustrade and timber wall panelling extending to the first floor, understairs storage cupboard with lighting and controls for underfloor heating system, doors off to the following:

Living Room
13' x 15'9 (3.96m x 4.80m)
Double aspect room with sash casement windows to front and fitted pine shutter blinds, full height window to the side aspect, carpet as laid, double radiator, coronis pendent lighting. further wall lighting, open fireplace with quarry tile hearth, ornate pine surround, TV point, door through to:

Dining Room
13'2 x 13' (4.01m x 3.96m)
Sash casement window to front with fitted pine shutter blinds, carpet as laid, large inglenook fireplace with oak bressummer, exposed brickwork, exposed brick hearth and large freestanding cast iron wood burning stove, exposed joinery, space for dining table and chairs with pendant lighting above, cupboard to alcove with shelving, cast iron radiator, internal door and step up into:

Kitchen/Breakfast Room
18'5 x 16'6 (5.61m x 5.03m)
Window to side and rear, window to gable end, French doors serving the orangery, further window to side, tumbled limestone flooring, exposed joinery, vaulted ceiling, free standing wood burning stove, the kitchen hosts a variety of matching base and wall units with painted shaker style doors with stainless steel door furniture, these sit beneath marble countertops with matching upstands,, double undermounted butler sink with tap, multipurpose Rayburn oven fitted lighting within the fireplace, exposed oak joinery, matching island unit with marble countertop incorporating breakfast bar, inset four ring Bosh gas burner with pendant lighting above, soft closing cutlery and pan drawers, integral Neff dishwasher, integral double Smeg oven, fitted electric style fridge/freezer with water and ice dispenser, tower pull out larder unit, fitted book and plate racks, wall unit under lighters, TV point, underfloor heating, door through to:

Utility Room
13'5 x 8'4 (4.09m x 2.54m)
Window and part glazed external door with viewing pain to the rear, ceramic tile flooring, vaulted ceiling with exposed joinery, fitted base units with shaker style doors, timber effect laminate countertops, ceramic wall tiling splashbacks, space and plumbing for washing machine, space for under counter fridge, inset single stainless bowl with drainer and tap, full length tower units incorporating freezer, space saving trays, internal door through to:

Jack & Jill En-Suite Shower Room
9'5 x 8'7 (2.87m x 2.62m)
Obscure glazed window to the rear, conservation style velux to the rear, ceramic tile flooring, exposed joinery, recessed downlights, heated towel radiator, wall hung vanity with pull out drawer, tiled splashbacks, wall mounted mirror with lighting and shaver point, double walk in shower enclosure with ceramic wall tiling and concealed mixer.

Bedroom Three/Optional Reception Room
11'3 x 9' (3.43m x 2.74m)
Window to front aspect, French doors leading onto a courtyard style garden, ceramic tile flooring, radiator, vaulted ceiling with exposed joinery, pendant lighting, electric underfloor heating system, door through to:

Orangery
16'8 x 11'4 (5.08m x 3.45m)
Triple aspect room with windows to each side and to the rear aspect enjoying a view over the garden and backing onto open fields, French doors leading onto the terrace, continuation of the tumble limestone flooring, insulated roof with raised atrium style window, recessed downlights throughout, underfloor heating.

First Floor

Landing
Sash casement window enjoying an elevated position over the front and rural aspect over open countryside, eaves storage space, pendant lighting, painted wall panelling, doors off to the following:

Bedroom Two
12'9 x 13'1 (3.89m x 3.99m)
Sash casement to front, carpet as laid, radiator, pendant light, fitted bedside furniture via painted doors incorporating wardrobe with hanging rails and shelving below, large built in wardrobe complete with hanging rails, door through to:

En-Suite Shower Room
2'8 x 8'1 (0.81m x 2.46m)
Obscure window to side, wood effect vinyl flooring, downlights, pedestal wash hand basin with tiled splashbacks, push flush wc, heated towel radiator, shower cubicle via bi folding door, shower panelling and shower mixer with large rainfall shower head.

Bedroom One
13'4 x 12'9 (4.06m x 3.89m)
Sash casement with elevated views to the front, carpet as laid, radiator, open fireplace with exposed brickwork and painted pine surround, built in wardrobes to the alcoves, door through to:

Dressing Room/Nursery
9'7 x 7'4 (2.92m x 2.24m)
Window to the side, carpet as laid, radiator, exposed joinery, alcove with built in shelving, pendant light, door through to:

En-Suite
8'5 x 9'8 (2.57m x 2.95m)
Window to side, wood effect LVT flooring, radiator, pendant light, vanity unit with cupboards below, tiled splashbacks, brass effect heated towel radiator, heritage low level wc, shaver point, double ended bath suite with free standing bath, essential brass taps, exposed joinery.

Outside

Driveway
Accessed via timber five bar gated entrance, shingle driveway for several vehicles providing off road parking.

Front Garden
Predominantly laid to lawn enclosed by mature hedgerow to the front and side boundaries, central brick paved path leading to the main entrance, wild flower garden to the front, variety of raised beds, brick edge borders, planted climbing roses, specimen hydrangeas, cherry blossom tree, trellised arch and gate leading to the side elevations, fed water butts, garden shed to side, log store to the front, further brick terrace, high level wrought iron gate leading to the rear.

Rear Garden
The garden is enclosed by high level close board fencing, shingled courtyard garden with brick retaining wall, external power point, steps leading onto a full width Indian sandstone terrace providing a private seating area backing onto beautiful open fields, low level post and rail fencing with additional stock proof fencing, external lighting, access to the orangery room, shingle pathway to the side elevations, further garden store, gutter fed water butts, south/east facing orientation.

Agents Note
Council Tax Band - F

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.

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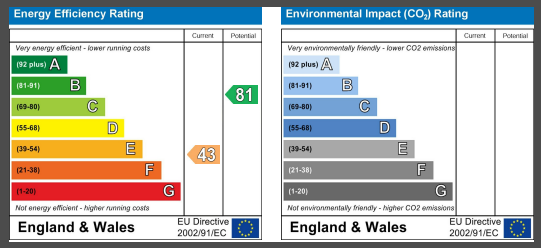

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