RUSH WITT & WILSON



St Raphael Whitebread Lane, Beckley, Rye, East Sussex TN31 6TY

£450,000 Freehold

Rush Witt & Wilson are pleased to offer a detached village bungalow offering well proportioned accommodation that would appeal to a variety of buyers. The open plan living space is the true heart of the home comprising living/dining room with adjoining sitting room, the latter having direct access to the rear garden, kitchen, three good sized bedrooms, one with an adjoining dressing room and a shower room. The gardens are of a good size extending to both the front and rear, the latter enjoys a southerly aspect. There is off road parking for up to three cars and a garage with adjoining store. For further information and to arrange a viewing please contact our Rye office on 01797 224000.











Locality
The property is located the outskirts of Beckley, nestled in the rolling East Sussex countryside located five miles north west of Rye and ten miles from Hastings.

The village benefits from a primary school, church, active village hall and the popular Rose & Crown public House. There are general stores and further amenities in nearby Northiam and a supermarket at Peasmarsh.

The ancient Cinque Port town of Rye is only a short drive away and offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling and a sports centre.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. The railway station offers services to the city of Brighton in the west and Ashford with connecting high speed services to London.

Kitchen
12'4 x 8'8 (3.76m x 2.64m)
Window to front, door to side, fitted with a range of cupboard and drawer base units with matching wall mounted cabinets and complementing work surfaces over, inset sink unit with side drainer, inset ceramic hob with oven set beneath and extractor above, space and plumbing for washing machine, space for further freestanding appliances, shelved larder cupboard, multi panelled glazed door leading through to:

Living/Dining Room
19'11 x 12' (6.07m x 3.66m)
Large window to front, fireplace with inset log burner set on a stone hearth, open plan to:

Sitting Room
11'11 x 10'11 (3.63m x 3.33m)
Double doors to rear opening to a covered decked terrace.

Bedroom Suite
Comprising of:

Dressing Room
9'7 x 8'11 (2.92m x 2.72m)
Range of built in cupboards, opening to:

Bedroom
11'10 x 11' (3.61m x 3.35m)
Window to rear.

Bedroom
11'11 x 10'7 (3.63m x 3.23m)
Double aspect with windows to front and side, built in wardrobe.

Bedroom
11' x 9'11 (3.35m x 3.02m)
Window to rear, built in wardrobe, dressing table and chest.

Lobby
Built in cupboard, shelved airing cupboard housing the hot water cylinder.

Shower Room
7'1 x 6'4 (2.16m x 1.93m)
High level window to side, generous shower cubicle, back to wall unit with wash hand basin and low level wc, heated towel rail.

Outside

Front Garden
Area of lawn, well established bed containing a variety of shrubs and plants, close board fencing to the front, tarmac driveway providing off road parking for up to three cars leading to the garage (described later), covered passageway leads through to:

Rear Garden
The rear garden is considered to be of a good size and enjoys a southerly aspect with a covered decked terrace abutting the rear of the property accessed from the sitting room, further paved area and additional decked terracing, level area of lawn with established borders containing mature shrubs and plants.

Garage
18'3 x 8'3 (5.56m x 2.51m)
Up and over door to front, personal door to side opening to the passageway, adjoining STORE 8'3 X 7'10 (2.53M X 2.41M) offering scope to use as a home office/studio.

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

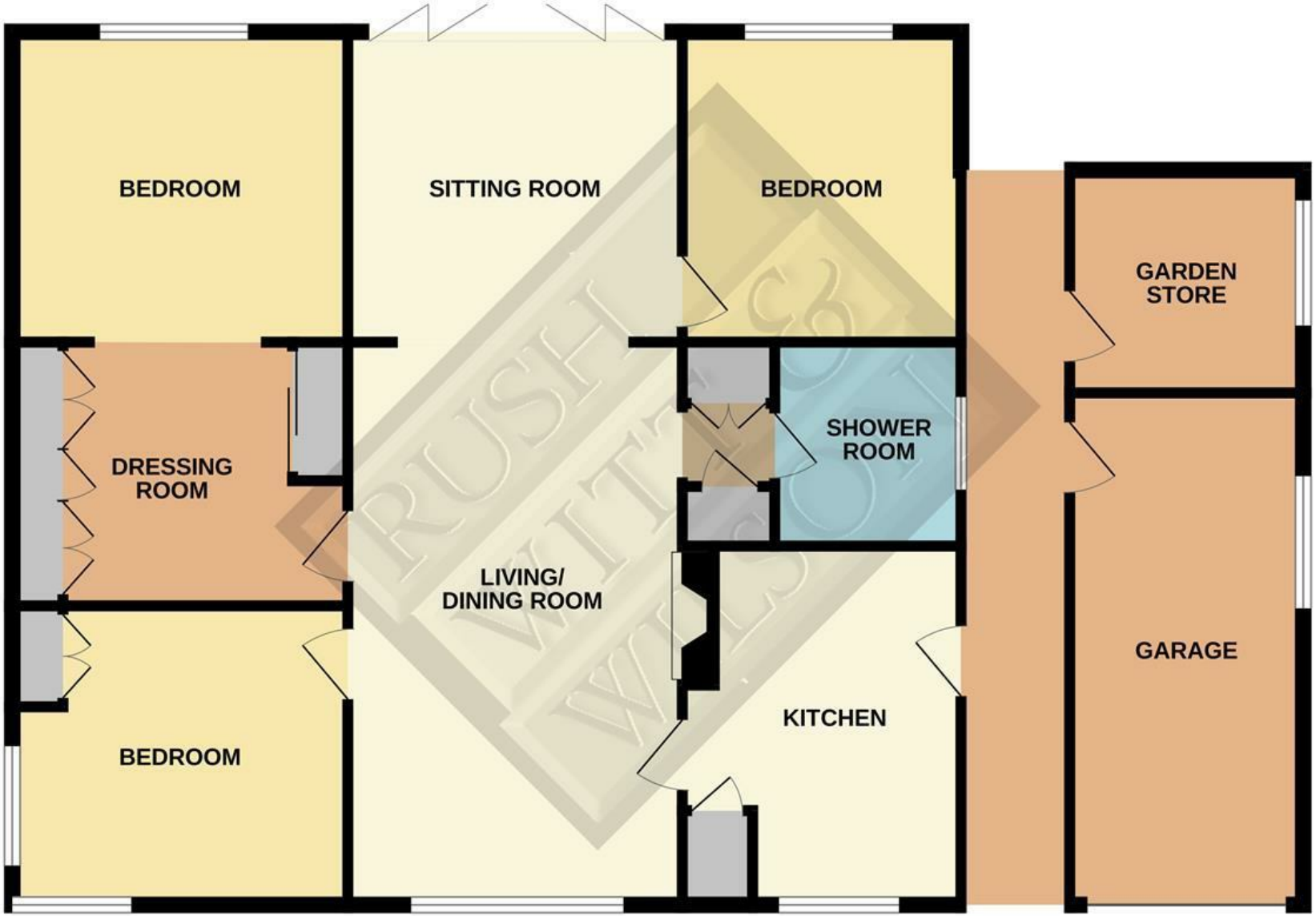








GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.

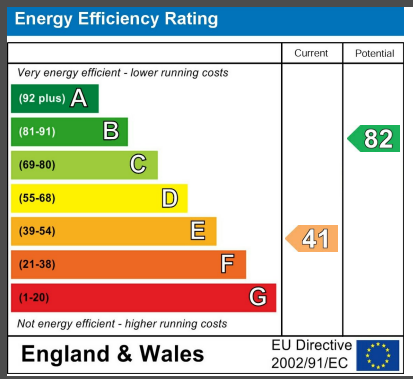
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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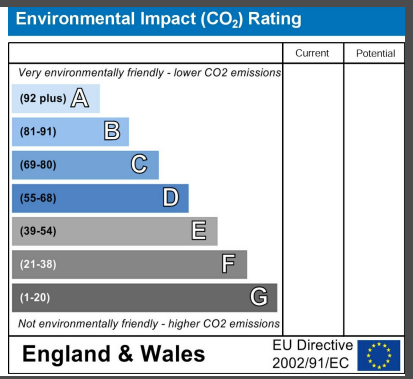












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