

**RUSH  
WITT &  
WILSON**



**2 Royal Oak Close, Beckley, East Sussex, TN31 6DD.  
£290,000 OIEO Freehold**

**A spacious and immaculately presented three bedroom terraced family home quietly situated within a small private development of Beckley Village, backing onto open countryside just a short walk to the well regarded local Primary School. Commissioned by well regarded developers Steed Construction in 2014 this delightful home enjoys light and well balanced living accommodation arranged over two floors comprising a contemporary fitted kitchen / dining room, bright main living room with wood burning stove and french doors to the rear garden, downstairs cloakroom, three first floor bedrooms each with built in wardrobes including a generous master with walk-in dressing room and en-suite shower room in addition to a well appointed main family bathroom suite. Outside enjoys a low maintenance south facing rear garden with shingled seating area backing onto rural countryside, allocated two space parking bay accessed via Kings Bank Lane.**



### **Front**

Raised planted borders to front, paved steps with iron handrail to cover Oak front door, external light.

### **Hallway**

Carpeted flooring with inset coir mat, ceiling light, internal door to cloakroom, wall thermostat, turned carpeted staircase to first floor with cupboard and light below, single radiator, power point, internal doors to kitchen / dining room and main living room.

### **Cloakroom**

Internal door, stone effect vinyl flooring, obscure glazed window to front aspect, push flush WC, wall mounted corner wash basin with tile splash back, single radiator, ceiling light and extractor fan.

### **Living room**

16' x 14'7 (4.88m x 4.45m)

Internal door, carpeted flooring, window to front aspect with Oak sill and radiator below, hardwood french doors to the rear garden, feature fireplace housing a freestanding cast iron wood burning stove upon a polished slate hearth, selection of power points, TV point, ceiling lights.

### **Kitchen / dining room**

16' x 12' (4.88m x 3.66m)

Internal door, stone effect vinyl flooring, window to front aspect with Oak sill and radiator below, space for dining table, ceiling light. Kitchen hosts a selection of matching contemporary fitted base and wall units beneath granite work surfaces incorporating breakfast bar, single stainless bowl with mixer tap, tower unit housing gas boiler, integrated AEG oven and grill, induction hob over with granite splash back, extractor canopy and light over, integrated 50/50 fridge freezer, further window and hardwood door with viewing pane to rear elevation.

### **Stairs and landing**

Turned carpeted staircase to first floor landing with timber balustrade, window to rear aspect, carpeted landing, ceiling light, access pane to loft, wall thermostat, cupboard with slatted shelving.

### **Master bedroom**

12'4 x 9'9 (3.76m x 2.97m)

Internal door, carpeted flooring, window to rear aspect with Oak sill and radiator below, ceiling light, various power points, TV point, access to dressing room area and en-suite shower room.

### **Dressing area**

6'7 x 4'5 (2.01m x 1.35m)

Open access from master bedroom, carpeted flooring, window to front aspect, built in double wardrobe complete with hanging rail and shelf over, additional single built in wardrobe with hanging rail and shelf over, internal door to en-suite shower room.

### **En-suite shower room**

8'6 x 5'6 (2.59m x 1.68m)

Internal door, stone effect vinyl flooring, obscure glazed window to front aspect, ladder chrome heated towel rail, back to wall Geberit WC, pedestal wash basin, shaver point, corner shower enclosure with screen doors and contemporary shower mixer, ceramic wall tiling, ceiling light and extractor fan.

### **Bedroom 2**

12' x 6'8 (3.66m x 2.03m)

Internal door, carpeted flooring, window to front aspect with Oak sill and radiator below, ceiling light, power points, built in wardrobe complete with hanging rail and shelf over.

### **Bedroom 3**

12'1 x 6'5 (3.68m x 1.96m)

Internal door, carpeted flooring, window to rear aspect with Oak sill and radiator below, ceiling light, power points, built in double wardrobe complete with hanging rail and shelf over.

### **Family bathroom**

7'3 x 6'8 (2.21m x 2.03m)

Internal door, stone effect vinyl flooring, obscure glazed window to front, white bath suite with mixer tap and rinser attachment, ceramic wall tiling, pedestal wash basin, ladder chrome heated towel rail, ceiling down lights, extractor fan, shaver point.

### **Rear garden**

Low maintenance and level south facing rear garden enclosed by picket fencing incorporating gate to parking area backing onto open fields, laid to lawn with shingled seating area served from living room via french doors, planted borders, external light and tap.

### **Parking**

Allocated two bay parking spaces to rear accessed from Kings Bank Lane.

### **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council.

### **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.





GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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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Energy Efficiency Rating	
Current	Potential
83	94

The Energy Efficiency Rating scale ranges from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). The current rating is 83 (D) and the potential rating is 94 (A).

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
85	95

The Environmental Impact (CO<sub>2</sub>) Rating scale ranges from A (Very environmentally friendly - lower CO<sub>2</sub> emissions) to G (Not environmentally friendly - higher CO<sub>2</sub> emissions). The current rating is 85 (C) and the potential rating is 95 (A).



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