

**RUSH
WITT &
WILSON**



**Cavendish House, Main Street, Beckley, East Sussex, TN31 6TL.
£525,000 Freehold**

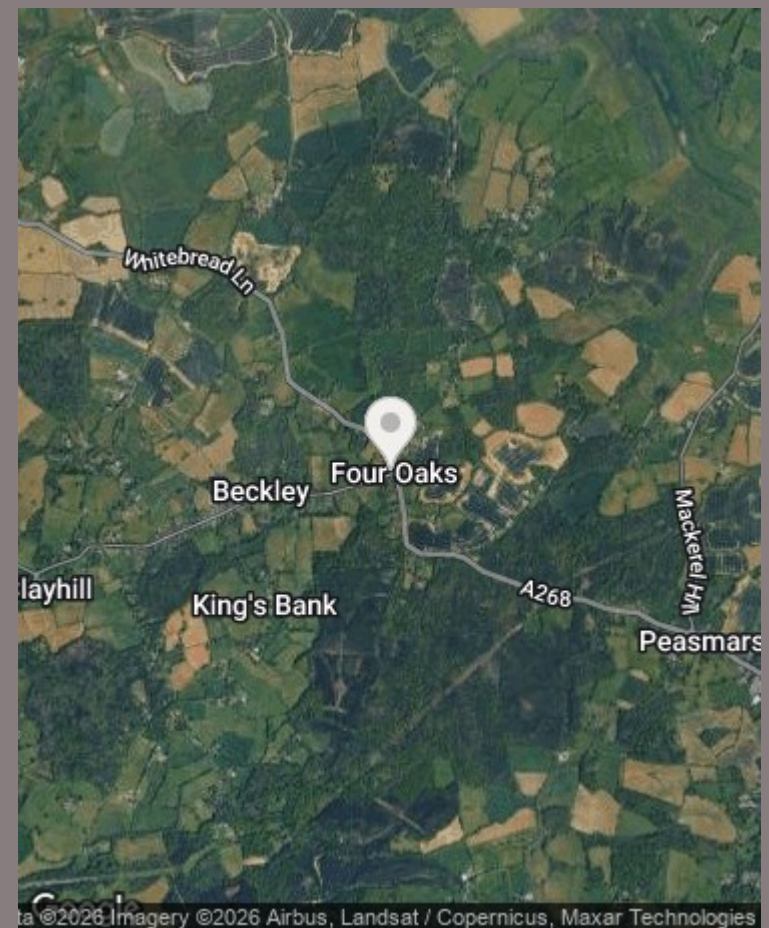
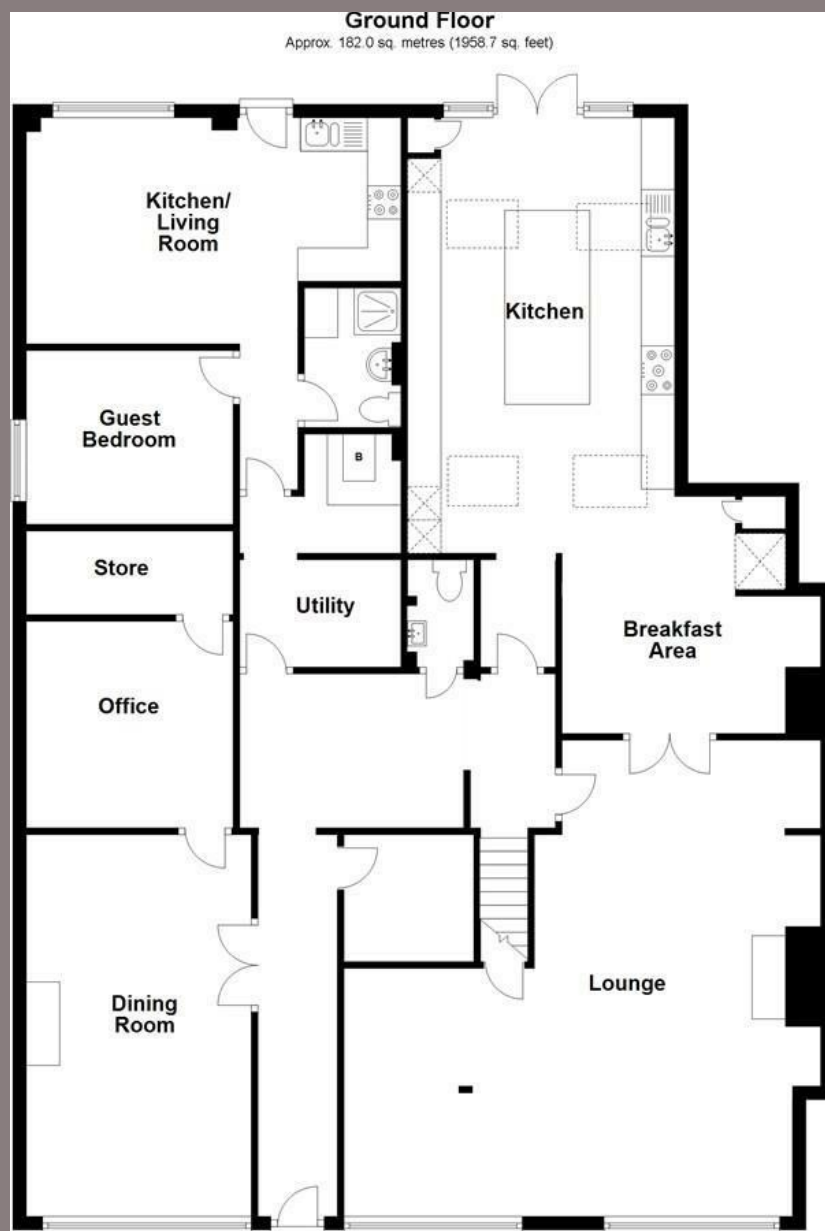
A substantial four bedroom semi-detached Victorian style family home located within the highly desirable village of Beckley providing a generous and highly adaptable living space to over 2900 sqft. Considered to appeal to those seeking ancillary annex facilities or a multi-generational living space the property offers a flexible ground floor living space comprising a generous living / dining room with fireplace and fitted wood burning stove, three additional reception rooms or optional ground floor bedrooms, stunning contemporary kitchen / dining room with vaulted ceiling and doors to the rear garden, utility room, shower room, separate WC and further kitchenette / reception. To the first floor are three principal double bedrooms with an ensuite to the master bedroom in addition to a main family bathroom suite. To the second floor enjoys a spacious double aspect attic bedroom or optional games room with elevated views to the rear over open countryside. Externally the property enjoys a private rear garden, predominantly laid to lawn with raised decked terrace complete with log cabin and large games room to one end. To the front offers ample off road parking. 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. Further High Street Shopping is available at Tenterden and Rye just a short Drive away.



Covered Entrance Porch Oak front door with obscure viewing panes leading into	swan neck tap, undercounter space for washing machine and dishwasher, integrated microwave, Hotpoint coffee machine, warming drawer. Open access to:	Second Floor	included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Entrance Hallway Column radiator, timber laminate flooring, staircase leading to first floor, double internal sliding oak doors leading into:	Snug 16'8 x 12'7 (5.08m x 3.84m) Tile effect vinyl flooring, double radiator.	Landing	Important Notice:
Living/Dining Room 23'3 x 20'0 (7.09m x 6.10m) Timber windows to front elevation, space for dining table and chairs, exposed brick painted fireplace housing a fitted wood burning stove, double radiator, understairs storage cupboard.	Bedroom Four 9'7 x 9'0 (2.92m x 2.74m) Upvc window to side, laminate flooring, radiator.	Bedroom Six/Office 11'2 x 8'0 (3.40m x 2.44m) Upvc window to the rear aspect, double radiator, cupboard, rural outlook from the window.	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).
Bedroom Two/Dining room 10'9 x 11'9 (3.28m x 3.58m) Laminate flooring, timber window to front elevation, radiator.	Shower Room 5' x 6'8 (1.52m x 2.03m) Decorative tile effect vinyl flooring, corner shower cubicle, pedestal wash basin and push flush wc.	Bathroom 7'7 x 8'2 (2.31m x 2.49m) Upvc obscured glazed window to rear, pedestal wash hand basin, push flush wc, corner bath suite, corner shower enclosure.	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.
Bedroom Three/Reception 10'5 x 20'6 (3.18m x 6.25m) Laminate flooring, upvc window to side, radiator, door to storage cupboard.	Kitchenette/Living Room 10'1 x 17'0 (3.07m x 5.18m) Upvc window to the rear, oak effect laminate flooring, further full height external part glazed door to the rear, radiator, kitchen units, fitted base and wall units, inset one and a half basin with drainer and tap, integrated oven, recessed downlights.	Attic Bedroom/Games Room 17'4 x 16'3 (5.28m x 4.95m) Upvc window to the gable end, velux window to rear, built-in cupboards, storage cupboard.	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.
Utility Space 11'4 x 7'6 (3.45m x 2.29m) Plumbing for washing machine and tumble dryer, space for free standing fridge/freezer.	First Floor	Outside	4. VAT: The VAT position relating to the property may change without notice.
Cloakroom/WC Stone effect floor tiling, wall tiling, recessed downlights, push flush wc, vanity.	Landing Timber wall panelling, window to front.	Rear Garden Raised decked seating area from the rear elevations providing an elevated position over the rear lawn, access to side, shingled path with hight level fence and gate leading to the front elevations, log store, garden enclosed by mature and high level hedgerow to the end of the garden, log cabin and a further games room or potential garden room (see below).	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
Kitchen/Dining Room 21'5 x 13'0 (6.53m x 3.96m) Vaulted ceiling, exposed joinery, velux windows to the side elevations, French doors leading onto a decked terrace, further two velux window to side, space for dining table and chairs, matching base and wall units with high gloss doors, brush stainless steel furniture which sit beneath marble countertops, integrated double oven, five ring gas burner, undercounter butler sink with	Master Bedroom 13' x 10'8 (3.96m x 3.25m) Triple aspect room with upvc windows to front, side and rear, double radiator, door to:	Games Room 17' x 13'4 (5.18m x 4.06m) Window to the front aspect, power supply and lighting.	
	En-Suite 7'8 x 6'5 (2.34m x 1.96m) Obscured window to side and rear, push flush wc, vanity unit with corner shower cubicle and light.	Services Mains gas central heating & mains drainage.	
	Bedroom Five 14'2 x 10'5 (4.32m x 3.18m) Window to front aspect, exposed brick open fireplace, double radiator.	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	







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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