

**RUSH
WITT &
WILSON**



**2 Coombes Cottages, Hobbs Lane, Beckley, East Sussex, TN31 6TN.
£410,000 Freehold**

A spacious and exceptionally well presented three bedroom attached cottage, occupying a quiet country lane setting in Beckley Village being within easy walking distance to the well regarded local Primary School. Having been extensively renovated by the present owners, this delightful home enjoys a bright and contemporary living space comprising a well-lit entrance hall with built in storage and laundry cupboard, ground floor third bedroom or optional study, stylish family bathroom suite and generous open plan living/dining/fitted kitchen with French doors leading to the rear garden. To the first floor are two spacious double aspect bedrooms and an additional wc. Outside offers a beautifully landscaped rear garden with large Indian sandstone paved seating area, level area of lawn with well stocked planted borders complete with garden shed, greenhouse and pergola covered seating area. To the front enjoys a further private seating area with planted raised beds. On street parking can be found to the front of the premises. 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 is nearby and 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.



Entrance Hall

Composite front door with decorative lead viewing pane to the front elevation, full height window to the rear, wood effect LVT flooring, stairs rising to the first floor, pendant lighting, radiator, understairs storage with fitted bookshelves and low level cupboards, two cupboards one with slatted shelving, the other forms a laundry cupboard with space and plumbing for washing machine, part glazed external door with access onto the rear garden, doors off to the following:

Bedroom/Study

10'9 x 11' (3.28m x 3.35m)
Upvc window to the front aspect, carpet as laid.

Bathroom

9'6 x 7'2 (2.90m x 2.18m)
Upvc window to the rear aspect, ceramic tile flooring, recessed LED downlights, back to wall push flush wc, double ended bath suite with marble effect ceramic wall tiling, wall hung vanity unit with cupboard below, adjacent tower unit, LED touch mirror, chrome heated towel rail, shower cubicle via screen door with marble wall tiling, contemporary mixer with large rainfall showerhead and rinser, extractor fan.

Open Plan Kitchen/Dining/Living Room

20'6 x 21'2 (6.25m x 6.45m)
Window to the front aspect, wood effect LVT flooring, contemporary column radiator, pendant lighting, fitted media storage with recess for soundbar, TV and painted cupboards below, these are complete with shelving, recessed lighting, integrated space saver trays, fitted cast iron wood burning stove over a polish slate hearth, further book casing, log store, open access to dining space with space for table and chairs, French doors with views and access onto the rear garden, further column radiator with pendant lighting above, open access to the kitchen area with further upvc window to the front and rear aspects, access panel to loft with combination boiler and pull down loft ladder, pendant lighting, further column radiator, the kitchen hosts a variety of matching base and wall units with contemporary doors, quartz countertops with matching upstand and engineered drainer grooves, one and a half stainless steel bowl with tap, integral Hotpoint dishwasher, soft closing cutlery and pan drawers, inset four ring Hotpoint ceramic hob with undermounted oven, integrated grill oven and double waste

bin, integral fridge/freezer, pull out larder, hard wired smoke alarm, extractor fan.

First Floor

Landing

Doors off to the following:

Bedroom One

17'2 max x 12'6 (5.23m max x 3.81m)
Double glazed windows to the front and rear aspect, carpet as laid, double radiator, pendant lighting.

Bedroom Two

10'9 x 14'2 max (3.28m x 4.32m max)
Upvc dormer window to the front aspect, further window to the side aspect, carpet as laid, radiator, TV point, built in wardrobe, access panel to loft.

Cloakroom/WC

Obscure upvc window to the rear aspect, wood effect LVT flooring, push flush wc, vanity unit with wash hand basin and decorative tiled splashback.

Outside

Front Garden

Property accessed via painted low level picket fence with gate, concrete path extending to the main entrance. The path is flanked by raised sleeper beds with planted perennials, specimen acer tree, the frontage is enclosed by high level and established hedgerow boundaries. The front garden is laid to lawn providing a private seating area, specimen planted bush roses and lavender borders, the path extends from the front to side, external power point, storage area of bins with lattice fencing, wood store, concrete path extending to the side elevation where there is a high level gate leading to the rear garden.

Rear Garden

Privately enclosed rear garden with Indian sandstone paved terrace running the full width of the property providing a private seating area, the garden enjoys an south-east facing orientation, the terrace extends onto a level area of lawn which is brick edged, variety of well stocked and planted borders boasting a variety of perennials, flowering shrubs, bush roses, ornamental trees with island borders, pergola covered decked terrace, garden shed, power and lighting,

greenhouse, trellis with climbing roses, the rear boundary is enclosed by high level close board fencing, external lighting, external tap,

Services

Mains gas central heating and mains drainage.

Agents Note

Council Tax Band - C

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>

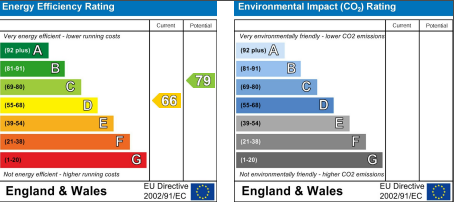






TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

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.
Made with Metropix ©2026



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555
northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**