

**RUSH  
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**The Forge, Horseshoe Lane, Beckley, East Sussex, TN31 6RS.  
£725,000 Freehold**

**CHAIN FREE - A beautifully presented and incredibly spacious three / four bedroom detached converted Forge occupying a quiet and highly desirable country lane position of Beckley Village. This delightful home offers highly adaptable and versatile living accommodation to the ground floor comprising a triple aspect 18ft kitchen / breakfast room, impressive 28ft living / dining room with vaulted ceiling and exposed joinery, open fireplace with feature blacksmith tools and original bellows, two bedrooms or optional office space with sharing main family bathroom suite. To the first floor are two generous double bedrooms, one with ensuite bathroom each independently served by Oak staircases from the ground floor. Outside enjoys a charming and established rear garden hosting a variety of established trees and planted borders, paved terrace and garden shed. To the front the property is approached from the lane via a five-bar gate entrance with covered car port and adjacent single garage. The area offers a choice of excellent walking routes and is within close proximity to the popular Rose & Crown pub serving hot food. The neighbouring Village of Northiam is located just one mile away benefitting from a choice of convenience stores and popular Bakery with further High street shopping and mainline rail services available at Rye just a short drive away.**



## **Front**

Granite set driveway to front elevations accessed via double painted five bar gates from the lane, frontage enclosed by low level picket fencing, variety of planted brick-edged borders, covered bin storage, Oak frame single car port with adjacent single garage via timber doors, external lighting, gate to rear of garage with access to rear garden, hardwood table front door to main living room, further stable door to kitchen / breakfast room, path to side with access to rear garden.

## **Kitchen / breakfast room**

18'6 x 12'2 (5.64m x 3.71m)

Oak stable door, UPVC windows to rear, side and front aspects, ceramic tile flooring, LED ceiling down lights, double radiator, space for breakfast table, exposed brickwork, internal ledged and braced door to dining room, fitted AGA oven, high level Oak cupboard housing the electric meter and consumer unit, kitchen hosts a variety of matching base and wall units with Oak shaker style doors beneath white quartz work surfaces and matching upstands, single composite basin with drainer and tap, below counter space for dishwasher and washing machine, quarry tile sills, exposed joinery, variety of power points.

## **Living / dining room**

28'3 x 18'7 (8.61m x 5.66m)

Internal ledged and braced door from kitchen / breakfast room, carpeted flooring, vaulted ceiling with an array of exposed ceiling joinery, turned oak staircases to each end serving first floor bedrooms, three windows and Oak stable door to front elevations, two further windows and full height glazed doors to the rear aspect, central exposed brick open fireplace with copper hood, feature wall with blacksmith tools and freestanding original bellows, four double radiators, series of both wall and pendant lighting, internal Oak door and window to inner hallway, thermostat.

## **Inner hallway**

9'2 x 5'1 (2.79m x 1.55m)

Internal door from living / dining room, carpeted flooring, exposed joinery, airing cupboard, ceiling down lights, radiator, power point.

## **Bedroom 3**

11' x 10'6 (3.35m x 3.20m)

Internal door, carpeted flooring, two UPVC windows to the front aspect with low level radiator below, exposed joinery, power points, full length built in wardrobes via sliding doors, wall lighting.

## **Ground floor bathroom**

7'8 x 7'3 (2.34m x 2.21m)

Internal door, ceramic tile flooring, UPVC window to side aspect, shower enclosure via screen door, ceramic wall tiling and shower mixer, panelled bath suite with traditional style fittings, cupboard, radiator, ceramic wall tiling with large fixed mirror, pedestal wash basin, push flush WC.

## **Bedroom 4 / Office**

13'3 x 9'3 (4.04m x 2.82m)

Internal door, carpeted flooring, radiator, two windows and external glazed door to rear elevations, ceiling joinery, wall lights, power points.

## **Stairs to first floor master bedroom**

Turned Oak staircase to a galleried landing with internal door to master bedroom.

## **Bedroom 1**

14'2 x 13'1 (4.32m x 3.99m)

Internal door, carpeted flooring, two Velux windows to front elevations with fitted blackout blinds, low level eaves storage cupboards, radiator, power points, wall lights, access panel to loft.

## **Stairs to first floor guest bedroom and en-suite**

Turned Oak staircase to a galleried landing with space for desk internal door to bedroom.

## **Bedroom 2**

13' x 11'1 (3.96m x 3.38m)

Internal door, carpeted flooring, window to side and further Velux window to front with pull down blind, radiator, low level eaves storage, power points, fitted wardrobes, internal door to en-suite shower room.

## **En-suite bathroom**

7' x 5'5 (2.13m x 1.65m)

Internal door, stone effect vinyl flooring with underfloor heating, Velux window to rear with fitted blind, pedestal wash basin, push flush WC, chrome towel rail, panelled bath suite, ceramic wall tiling.

## **Rear garden**

Privately enclosed rear garden led from a part brick and paved terrace, level area of lawn enclosed a combination of mature hedgerow, stock proof fencing and specimen trees, extern tap and power point, oil tank enclosed by trellised fencing, pedestrian five gar gate to lane, path to side elevations, gate and path to rear elevations, garden shed.

## **Garage and car port**

Oak framed single bay car port ( 20'4 x 12'8) and adjacent single garage via timber doors with window to side, power supply and lighting.

## **Services**

Oil-fired central heating system.

Mains drainage.

Local Authority - Rother District Council - Band E.

## **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.

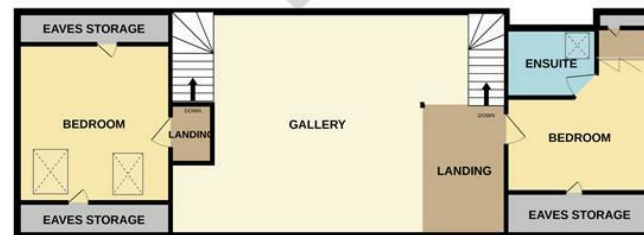




GROUND FLOOR  
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR  
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 2259 sq.ft. (209.8 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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