

**RUSH
WITT &
WILSON**



**Old Posting House, Main Street, Beckley, East Sussex, TN31 6RJ.
£435,000 Guide Price.**

CHAIN FREE - A deceptively spacious four bedroom Grade II listed former posting house located in the heart of Beckley Village enjoying delightful views over neighbouring farmland. This charming home offers well balanced and open plan living to the ground floor comprising a well lit entrance hall, generous 21ft double fronted main living room with timber flooring, open plan kitchen and separate dining room to the rear with lobby and useful downstairs WC. To the first floor the property offers four principal double bedrooms to include a spacious master bedroom complete with walk-in wardrobe area and en-suite shower room in addition to a main family bathroom suite. Outside enjoys a private rear garden enjoying a pleasant south-east facing orientation overlooking adjoining fields complete with deck seating area and established borders. The area offers a choice of excellent walking routes and is conveniently located to the well regarded Village Primary School. Northiam Village is situated just 2 miles away offering a choice of amenities to include two convenience stores, bakery, hardware store and Doctors with dispensary. A range of further High Street shopping and leisure facilities are available in nearby Rye additionally offering a mainline station with services to London and close to Camber Sands and Winchelsea Beach.



Front

Paved flagstone and shingled area to from leading to main entrance, external glazed front door.

Entrance hall

6'4 x 5'9 (1.93m x 1.75m)
Pine flooring, exposed joinery, low level door with latch to living room, ceiling light with dimmer controls, further hardwood door with viewing pane to living room.

Living room

21'2 x 19'5 (6.45m x 5.92m)
Open plan room with timber flooring, two full height bay windows to the front aspect, exposed brickwork and joinery, open access to dining room to rear, two double radiators, variety of wall lights, power points, TV point.

Dining room

12' x 11'4 (3.66m x 3.45m)
Open access from living room, timber flooring, sash window to rear aspect overlooking the garden and neighbouring fields, open access to adjoining kitchen, radiator, space for dining table and chairs, ceiling light, power and phone point, thermostat.

Kitchen

11'2 x 9'3 (3.40m x 2.82m)
Open access from dining room, timber flooring, sash window to rear aspect, painted internal door to rear lobby serving the staircase and rear porch, further internal door to lobby serving the WC, kitchen hosts a variety of matching base and wall units with shaker style doors beneath stone effect laminated counter tops, inset one and half bowl with drainer and tap, tile splashbacks, power points, below counter space for washing machine, integrated BOSCH electric oven with four ring electric hob, extractor canopy and light over, radiator.

Lobby

4'5 x 4'2 (1.35m x 1.27m)
Internal door, timber flooring, wall mounted BAXI gas boiler, ceiling light and extractor fan, space for tower fridge / freezer, internal door to cloakroom, power point.

WC

7'7 x 5' (2.31m x 1.52m)
Internal door, timber flooring, radiator, consumer unit, light and extractor, push flush WC and pedestal wash basin.

Rear porch

Tiled flooring, external stable door to rear, light.

Lobby, stairs and landing

Pine flooring, straight run carpeted staircase , internal glazed door to rear porch, ceiling light, radiator to landing.

Bedroom 4

11'8 x 9' (3.56m x 2.74m)
Internal door, carpeted flooring, sash window to rear aspect over the garden and neighbouring fields, radiator below, ceiling light, power points, built in wardrobe via louvre doors.

Bedroom 3

12'3 x 9'2 (3.73m x 2.79m)
Internal door, carpeted flooring, full height bay sash window to front aspect, radiator, ceiling, power points.

Bathroom

7' x 5'1 (2.13m x 1.55m)
Internal door, tile effect vinyl flooring, push flush and pedestal wash basin, ceiling light and extractor fan, painted panelled bath suite with taps, radiator.

Bedroom 2

14'3 x 9'8 (4.34m x 2.95m)
Internal door, carpeted flooring, full height bay sash window to front aspect, radiator, ceiling, power points.

Bedroom 1

14' x 12'1 (4.27m x 3.68m)
Internal door, carpeted flooring, sash window to rear aspect over the garden and neighbouring fields, radiator below, ceiling light, power points, internal door to en-suite shower room, walk-in wardrobe with slatted shelving and access panel to loft over (6' x 4'9).

En-suite shower room

8'6 x 4' (2.59m x 1.22m)
Internal door, vinyl flooring, radiator, push flush WC, pedestal wash basin, shower enclosure with mixer, light and extractor fan.

Rear garden

Private rear garden enjoying a south-easterly orientation backing onto privately owned farmland, paved area from rear elevations with deck steps and seating area via picket gate, level area of lawn with a variety of planted borders enclosed by close board fencing, stock proof boundary to rear, external light and tap.

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
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA: 1657 sq.ft. (153.9 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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