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**Knelle View, Main Street, Beckley, East Sussex, TN31 6RG.  
£550,000 Freehold**

**CHAIN FREE -** An attractive and incredibly spacious three bedroom semi-detached cottage complete with double garage occupying a prime central position of Beckley Village backing onto private farmland. Formerly two separate cottages this delightful home provides a generous ground floor living space comprising a reception hall / boot room, generous triple aspect main living room with fireplace and fitted wood burning stove, dining room with exposed joinery, fitted oak shaker style kitchen with walk-in larder and rangemaster oven, well-lit rear hallway with galleried landing and utility/wc. To the first floor a bright landing space with pleasant rural aspect serves three principal double bedrooms to include a master with walk-in wardrobe, guest bedroom with en-suite wc and further double or optional study in addition to a well appointed family bathroom suite. Outside enjoys a private and well tended rear garden backing onto fields complete with pergola covered Indian Sandstone seating area, level area of lawn with planted borders. To the front offers off road parking and detached double garage with hobby room above. The area offers a choice of excellent walking routes and is within close proximity to the highly regarded Primary School and 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.



## **Entrance Lobby**

9'7 x 6'7 (2.92m x 2.01m )

Oak front door with viewing pane and side light windows, slate flooring, inset coir matting, internal oak door leading into the garage, further window and door leading to the rear terrace, low level radiator, further door leading to:

## **Living Room**

19'6 x 14' (5.94m x 4.27m )

Two upvc windows to the rear aspect and one to the front front, radiator below, two further windows to the side aspect, fireplace housing a cast iron wood burning stove with oak bressumer and slate tiled hearth, shelving to the alcove, door to:

## **Dining Room**

13' x 8'4 (3.96m x 2.54m )

Upvc window to front, radiator below, exposed joinery, open partition, walk way to:

## **Kitchen**

12'9 x 9'8 (3.89m x 2.95m )

Upvc window to front, tile effect vinyl flooring, exposed joinery, open access to a rear hallway and lobby serving the staircase and radiator, range of fitted base and wall units with oak shaker style doors which sit beneath stone effect laminated effect counter tops, inset one and a half composite basin with drainer and tap, tiled splashbacks and cill, integrated Neff dishwasher, fitted Rangemaster 90 oven with five ring gas burner, integrated fridge, door providing access to a larder complete with light and shelving, open access to:

## **Rear Lobby**

17' x 6'4 (5.18m x 1.93m )

Vaulted ceiling and galleried landing, turned carpeted staircase with timber balustrade extending to first floor accommodation, external part glazed door to rear, two further upvc windows to the rear, radiator, high level cupboard housing the electric meter and consumer unit, corner under stairs storage cupboard via a painted door, high level eaves storage and door to:

## **Utility Room/WC**

8'6 x 5'5 (2.59m x 1.65m )

Obscure upvc window to rear, radiator, push flush wc, extractor, wall mounted Worcester Bosch gas boiler, base unit with laminated counter top, single stainless bowl with drainer and tap, under counter space for washing machine and tumble dryer, tumbled limestone flooring

## **First Floor**

### **Landing**

Dormer window to the rear enjoying a beautiful rural outlook, linen cupboard with slatted shelving.

### **Bedroom Two**

13'3 x 9'5 (4.04m x 2.87m )

Upvc window to front with radiator below, exposed joinery, built-in wardrobe with hanging rail.

### **En-Suite WC**

5' x 4'2 (1.52m x 1.27m )

Combination vanity unit with push flush wc, countertop with basin, mosaic tiled splashbacks, access panel to loft, heated towel radiator.

### **Bedroom Three**

10' x 8'4 (3.05m x 2.54m )

Upvc window to front, radiator below, exposed joinery.

### **Bathroom**

9'5 x 6'8 (2.87m x 2.03m )

Window to the rear aspect, combination push flush wc, basin, tiled splashbacks, double ended bath suite with ceramic wall tiling, floor tiling, towel radiator, extractor, corner shower cubicle with ceramic wall tiling and concealed mixer.

### **Bedroom One**

13'3 x 12'8 (4.04m x 3.86m )

Double aspect room with upvc window to front and side, radiator, exposed joinery, built-in half height cupboards, walk-in dressing room.

### **Dressing Room**

6'8 x 4'6 (2.03m x 1.37m )

Upvc window to side with low level radiator below, fitted handing rails.

### **Outside**

### **Front Garden**

Property is approached via a pedestrian gate with an Indian sandstone path which is brick edged leading to the main entrance and the front garden is laid to lawn with planted shrub borders enclosed by low level picket fencing, further picket gate leading to the driveway, shingle path to front, planted lavender and rose borders, external tap and lighting, step with Indian sandstone terrace leading to entrance lobby, block paved driveway to the front for two vehicles which extends to an attached double garage. Further external lighting, high level fence to side.

### **Attached Double Garage**

26'5 x 19' (8.05m x 5.79m )

Electrically operated sectional garage door, external door and window to the rear, further internal oak door which leads to the lobby, power supply with lighting and turned staircase leading to first floor accommodation or hobby room, internal turned staircase leading to first floor.

### **Hobby Room**

21'4 x 12'5 (6.50m x 3.78m )

Window to the gable end, ceiling lights, power points, low level eaves storage cupboards.

### **Rear Garden**

Privately enclosed rear garden of a south east facing orientation, full width paved terrace, further raised Indian sandstone terrace with covered pergola with sleeper edged beds hosting a variety of flowering shrubs and perennial flowers, external taps, external lighting, garden enjoys a beautiful outlook onto neighbouring agricultural land with planted heather borders, level area of lawn which is brick edged, feature garden

well and external doors leading to the connection walkway and to the garage, garden enclosed by a combination of high level close-board fencing and stock proof fencing and paved path to side where there is a high level gate leading to the front.

### **Services**

Mains gas central heating and mains drainage.

### **Agents Note**

Council Tax Band - D

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.

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GROUND FLOOR  
1265 sq.ft. (117.6 sq.m.) approx.



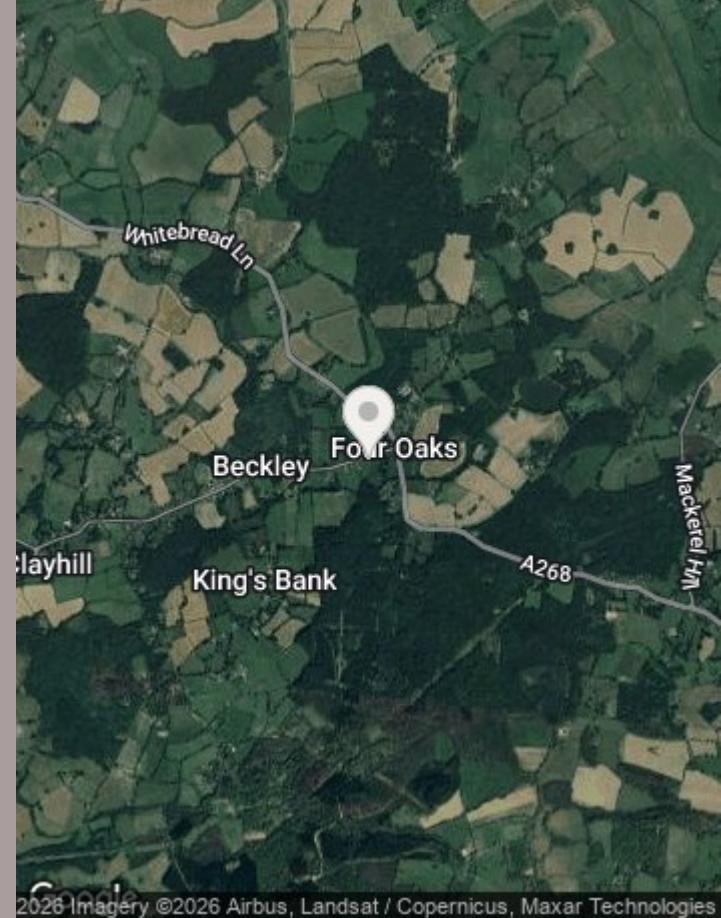
1ST FLOOR  
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA: 2176 sq.ft. (202.2 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 fixtures are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and 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
Very energy efficient - lower running costs		
(92 plus) A	69	76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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