

**RUSH
WITT &
WILSON**



**Dilden, Rectory Lane, Beckley, East Sussex, TN31 6UG.
£440,000 Freehold**

An exciting opportunity has arisen to acquire a spacious three bedroom detached 1930's chalet style bungalow considered in need of complete refurbishment, occupying a quiet country lane of Beckley Village with stunning rural views and set within a generous 0.357 acre plot. Offered chain free, the property offers huge scope for enhancement or potential redevelopment - subject to obtaining the relevant permissions. Accommodation currently comprises a spacious entrance hallway, kitchen / breakfast room with separate side porch / utility, ground floor bedroom or optional reception room, 28ft triple aspect living / dining room with open fireplace and adjoining conservatory. To the first floor a well-lit landing with pleasant frontal views serves two spacious double bedrooms, one with en-suite WC and main shower room suite. Outside enjoys a private wrap around garden with stunning views to the front and rear hosting a number of useful garden sheds, off road parking via high level gates and 25ft garage complete with power and lighting. The property is conveniently located to the well regarded Village Primary School and just a short drive to Rye offering a range of High Street shopping and leisure facilities, mainline station to London and access to Camber Sands. Northiam Village is located just 1.5 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 and Tenterden and Rye just a short Drive away.



Garden

Paved steps from lane leading to low level wrought iron gate, path extending to side porch, front garden is laid to lawn hosting a variety of evergreen flowering shrubs, frontal aspect across the lane to neighbouring fields, paved front terrace with extending to side and rear garden enclosed by mature hedgerow, paved steps leading to main body of garden which is laid to lawn sloping to one end, garden shed. Further garden to western elevations with paved terrace and access to garden shed and garage, double gates to driveway, timber lean-to housing the oil-tank.

Garage

25'6 x 13' (7.77m x 3.96m)
Manual up and over door, external UPVC part-glazed door to side, UPVC windows to side and rear, power and lighting, fitted workbench.

Entrance hall

Part-obscure glazed UPVC front door with matching sidelight window, carpeted flooring, ceiling light, radiator, power points, open tread carpeted staircase with timber balustrade and hand rail extending to first floor accommodation.

Bedroom 3 / Dining room

16'1 x 12' (4.90m x 3.66m)
Internal door, carpeted flooring, UPVC bay window to front aspect with rural vista, radiator, light, serving hatch to kitchen, fitted cupboards, power points.

Kitchen / breakfast room

14'3 x 10'7 (4.34m x 3.23m)
Internal door, tile effect vinyl flooring, UPVC window to the rear aspect, part-glazed UPVC door to utility / side porch, serving hatch to dining room, ceiling light. Kitchen hosts a variety of fitted base and wall units with shaker style doors beneath stone effect laminated counter tops, inset one and half stainless bowl with drainer, under counter space for washing machine, breakfast bar with radiator below, fitted half height oven and grill, built in cupboards.

Utility / Side porch

8' x 5'3 (2.44m x 1.60m)
Internal UPVC door from kitchen, vinyl flooring, UPVC windows to front, side and rear aspects, part-glazed UPVC external door to front, hot and cold plumbing feeds, power points.

Ground floor shower room

7'9 x 6'9 (2.36m x 2.06m)
Internal door, obscure window to rear aspect, vinyl flooring, push flush WC, shower cubicle and vanity unit, cupboard, radiator and light.

Living / dining room

28' x 12' (8.53m x 3.66m)
Open access from hall, UPVC window to rear aspect with radiator below, further

window to side, internal timber French doors to conservatory, UPVC bay window to front aspect with rural vista, radiator, open brick fireplace with polished stone hearth, lighting, power points, phone and tv point.

Conservatory

12' x 10'9 (3.66m x 3.28m)
Internal French part-glazed doors from living room, UPVC windows to rear, side and front aspects, French doors to front, pitched polycarbonate roof with ceiling fan, wall lighting and power points,

Stairs and landing

Open tread carpeted staircase, carpeted landing, access panel to loft over, UPVC dormer window to front aspect with rural vista, eaves storage cupboard, power points, airing cupboard housing the hot water tank.

Shower room

8'4 x 8' (2.54m x 2.44m)
Internal door, carpeted flooring, UPVC dormer window to the rear aspect enjoying far reaching rural views, radiator, vanity unit, push flush WC and bidet, walk-in shower enclosure.

Bedroom 1

14' x 10'9 (4.27m x 3.28m)
Internal door, carpeted flooring, UPVC window to side aspect, fitted wardrobe and vanity unit, further fitted double wardrobe via double doors, power points, wall lighting.

Bedroom 2

12'1 x 11'3 (3.68m x 3.43m)
Internal door, carpeted flooring, UPVC window to side aspect, access panel to loft, internal door to en-suite WC, fitted wardrobe, power point, eaves storage.

WC

6'8 x 2'6 (2.03m x 0.76m)
Internal door, carpeted flooring, push flush WC, basin, light.

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.







TOTAL FLOOR AREA: 1680 sq.ft. (156.1 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.

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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		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

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