

**RUSH  
WITT &  
WILSON**



**Pippins, Main Street, Beckley, East Sussex, TN31 6RJ.  
£550,000 PRICE GUIDE**

An incredibly spacious three bedroom detached chalet style residence complete with one bedroom SELF-CONTAINED ANNEX enjoying a private and semi-rural position of Beckley Village backing onto former orchards. Located on a no through lane position and grounds to 0.21 acre this delightful home offers incredibly versatile living accommodation considered to appeal to those seeking dual occupancy living requirements or income potential. Accommodation to the main house comprises a double aspect main living room with open fireplace, 19ft kitchen / dining room with rangemaster oven and French doors to the front, ground floor double bedroom with built in wardrobes, study or optional single bedroom, main bathroom suite and separate WC. To the first floor enjoys a generous master bedroom with French doors, balcony and en-suite shower room. Outside enjoys a private garden to the front with full width paved seating area and level area of lawn enclosed by established boundaries. The single storey annex comprises an 18ft open plan living / dining / kitchenette, bathroom and spacious double bedroom with sliding doors to a decked seating area and private garden with independent access. To the front offers off rod parking over hardstanding. The area offers an 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

Parking over hard standing to side and rear elevations from the lane, high level gate leading to entrance and front gardens, further path with iron gate to rear elevations.

## Garden

External part-glazed UPVC door to annex accommodation, paved full width terrace to front elevations providing a private seating area overlooking a level area of lawn enclosed by part close board fencing and established hedgerow boundaries, post and rail fencing to side with pleasant out look onto former orchards, specimen Willow trees and a variety of flowering shrub borders, garden shed, raised beds and fruits cages, external lighting and tap, timber part-glazed front door to entrance porch, greenhouse and path to side with picket fence to annex garden to rear.

## Entrance porch

Part glazed timber door to front, decorative stained glass window to front, light, internal door to living room.

## Living room

16'5 x 14'4 (5.00m x 4.37m)

Oak flooring, UPVC windows to front and side elevations, radiator, pendant light, open fireplace with flagstone hearth, further radiator, internal door to kitchen / dining room and hall, power points, TV point.

## Kitchen / dining room

19'8 x 11'9 (5.99m x 3.58m)

Internal door from living room, Oak flooring, open plan room with space for dining table and chairs, UPVC French doors to front aspect, UPVC window to front and external UPVC stable to side to kitchen end, ceiling downlights, radiator, thermostat, slate flooring to kitchen end, variety of fitted base and wall units with shaker style doors beneath oak block counter tops, tile splash backs, fitted Rangemaster double oven with five ring -gas burner, extractor canopy and light over, space for an American style fridge -freezer, inset one and half bowl with drainer and tap, under counter spaces for fridge and washing machine, fitted slimline dishwasher.

## Hall

Internal door from living room, Oak flooring, radiator, ceiling downlights, staircase to first floor master bedroom, internal door to lobby serving cloakroom and bathroom.

## Study

7'1 x 7' (2.16m x 2.13m)

Internal door, obscure UPVC window to rear elevations, radiator, ceiling downlights, power points.

## Cloakroom

Internal door, decorative tile flooring, wall mounted wash basin, push flush WC, light.

## Bathroom

10'4 x 10'2 (3.15m x 3.10m)

Internal door, ceramic tile flooring, Velux window to rear aspect, push flush WC, heated towel rail, walk-in shower enclosure, panelled bath suite, pedestal wash basin, cupboards via timber doors complete with radiator and slatted shelving.

## Bedroom 3

12'1 x 9' (3.68m x 2.74m)

Internal door, carpeted flooring, UPVC window to rear elevations with radiator below, light, power points, built in wardrobes via painted doors complete with hanging rail and shelving over, power points.

## Stairs and landing

Timber staircase to landing, eaves storage cupboard and internal door to master bedroom.

## Master bedroom

16' x 14'2 (4.88m x 4.32m)

Internal door, carpeted flooring, full height dormer to rear with UPVC sliding doors to a balcony enjoying a pleasant woodland backdrop, internal door to en-suite, ceiling downlights, radiator, power points.

## En-suite shower room

Internal door, oak flooring, shower enclosure, ceiling downlights, vanity unit, push flush WC, obscure UPVC window to rear, shaver point.

## Annex Living / Dining / Kitchenette

18'8 x 16'4 (5.69m x 4.98m)

External part-glazed UPVC door to front, open plan room with part carpeted and Oak vinyl flooring, two UPVC windows to side aspect with radiators below, further Velux windows to front, kitchenette forming fitted base units with oak effect shaker styles doors beneath Oak block counter

tops, inset one and half bowl with drainer and tap, tile splashbacks, wall mounted Worcester BOSCH gas boiler, power points, space for freestanding fridge freezer, built in storage cupboard via door with light, internal door to bedroom.

## Annex bedroom

14' x 9'6 (4.27m x 2.90m)

Internal door, carpeted flooring UPVC French doors to side elevations with decked seating area to garden and pleasant rural aspect, internal door to en-suite bathroom, radiator, power points.

## Annex bathroom suite

9'6 x 4'9 (2.90m x 1.45m)

Internal door, tile flooring, UPVC window to side aspect, ceramic wall tiling, vanity unit, push flush WC, heated towel radiator, panelled bath suite with taps and rinser attachment, ceiling downlights and extractor fan.

## Annex garden

Small area of lawn with paved seating area and topiary Buxus hedging, pleasant vista over former orchards, picket gate with path to front elevations, high level gate to side with access to parking area, raised deck seating area with French doors to annex bedroom.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band F.

## 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



1ST FLOOR



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
	79		
	68		

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