

**RUSH  
WITT &  
WILSON**



**Scotsdale, Main Street, Beckley, East Sussex, TN31 6RN.  
£485,000 Freehold**

**CHAIN FREE - An incredibly spacious and stylishly presented three bedroom semi-detached family home occupying a prime central position of Beckley Village enjoying a pleasant rural backdrop of private Equestrian land. Having been extended and completely renovated by the present owners this delightful home now provides impressive living accommodation arranged over three floors comprising a bright main living room with Oak flooring and wood burning stove, stunning 19' fitted kitchen / dining room with central island and bi-folding doors to the rear, useful utility room and cloakroom, further storage room with internal access to the garage. To the first floor are two generous double bedrooms complimented by a modern shower room suite, further impressive 21' master bedroom to the second floor with air-conditioning and en-suite bathroom enjoying elevated rural views to the rear. Outside enjoys a contemporary style rear garden with full width Indian Sandstone terrace, lavender edged beds are barbecue area, lantern lit paths lead to further central paved seating area with pergola enjoying a rural outlook to the rear and detached garden office or studio. To the front enjoys an extensive driveway via five-bar gate leading to an attached single garage. 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.**



## Front

Extensive block pave driveway to front via timber five bar and pedestrian gate, area of lawn enclosed by a combination of low level picket and close board fencing, variety of planted borders, external lanterns, Buxus planted borders, driveway extending to adjoining single garage via painted timber doors, further external lighting and tap, full height UPVC French doors to entrance porch.

## Entrance porch

7'3 x 5'5 (2.21m x 1.65m)

Full height UPVC French doors, mosaic tile flooring, UPVC windows to each side aspect, pendant light, low level storage, obscure glazed UPVC door to inner hallway.

## Hallway

Oak flooring, straight run carpeted staircase to first floor landing with built in storage and low level cupboard below, LED ceiling downlights, radiator, internal glazed door to kitchen and living room severally.

## Living room

13'2 x 12'9 (4.01m x 3.89m)

Internal glazed door from hallway, UPVC windows to front aspect with fitted plantation shutter blinds and low level radiator below, Oak flooring, brick slip feature wall with inset wood-burning stove with marble hearth, built in shelving to alcoves, selection of power points, TV point, pendant light with dimmer controls.

## Kitchen / dining room

19'3 x 15'7 (5.87m x 4.75m)

Internal glazed door from hallway, Oak flooring, internal door to cloakroom, open plan room with dining area to one end, bi-folding doors leading onto the rear terrace, raised sky lantern, further internal door to utility room, two radiators, combination of LED and pendant lighting, kitchen hosts a

variety of fitted base units with painted shaker style doors beneath Oak block worksurfaces and matching upstands, feature brick slip wall tiling with a variety of power points with USB ports, matching island with dusted pink Corian countertop, undermounted stainless bowl with tap, integrated dishwasher and wine cooler, inset four ring NEFF induction hob with contemporary extractor canopy and light over, tower unit housing twin eye level NEFF ovens and integrated fridge / freezer, built in Oak shelving adjacent, power points.

## Cloakroom

Internal door, slate tile flooring, push flush WC, wall mounted wash basin, brick slip feature wall, LED ceiling down lights.

## Utility room

8'7 x 6'3 (2.62m x 1.91m)

Internal door from kitchen / dining room, slate tile flooring, UPVC window to rear aspect, LED ceiling downlights, radiator, fitted base unit with shaker style doors beneath Oak block worksurface with engineered drainer grooves and matching upstands, space for butler sink, internal door to storage / rear lobby.

## Storage room / rear lobby

14'4 x 7'4 (4.37m x 2.24m)

Slate tile flooring, full height glazed door to rear with sidelight window, LED downlights, cupboard housing a Worcester BOSCH combination gas boiler, radiator, internal door to garage.

## Stairs and landing

Carpeted staircase and landing with painted balustrade, LED downlights, built in twin wardrobes to landing with hanging rails and shelving, UPVC window to front aspect with fitted plantation shutter blind, further carpeted staircase to second floor master bedroom suite, two column radiators and power point.

## Shower room

9'9 x 5'6 (2.97m x 1.68m)

Internal door, bamboo flooring, obscure UPVC window to rear and side aspect, LED ceiling downlights, contemporary combination vanity unit with white high gloss doors incorporating WC and basin, ceramic wall tiling traditional style radiator, large walk-in shower enclosure with ceramic wall tiling, concealed mixer with rainfall shower head, extractor fan.

## Bedroom 3

12'7 x 9'9 (3.84m x 2.97m)

Internal door, carpeted flooring, UPVC window to rear aspect with fitted plantation shutter blinds and radiator below enjoying a pleasant rural aspect over equestrian land, LED downlights and power points.

## Bedroom 2

12'8 x 12' (3.86m x 3.66m)

Internal door, carpeted flooring, UPVC window to front aspect with fitted plantation shutter blinds and radiator below, LED downlights and selection of power points.

## Stairs to attic master bedroom

Carpeted staircase from first floor landing

## Bedroom 1

21' x 14'3 (6.40m x 4.34m)

Carpeted flooring, two UPVC windows to rear aspect each with fitted plantation shutter blinds enjoying a pleasant rural outlook over equestrian land, fitted vanity unit with pull out drawers, remote operated air conditioning unit, radiator, two Velux windows to front aspect each with fitted pull down black out blinds, eaves storage shelving, power points, pendant light, internal door to en-suite bathroom.

## En-suite bathroom

7'2 x 6'2 (2.18m x 1.88m)

Internal glazed door, Oak flooring, Velux window to front aspect, push flush WC,

radiator, single ended roll top bath, metro tile feature wall incorporating niche, wall mounted wash basin, pendant light.

## Rear garden

Full width Indian Sandstone paved terrace from rear elevations enclosed by contemporary panelled fencing, external lighting, tap and power point, low level rendered wall forming planted lavender beds and barbecue and dining area, twin pathway flanking an area of lawn to a further pergola covered central terrace providing a delightful seating area with rural backdrop, planted borders with external lanterns, timber raised beds and storage to one end, garden office via UPVC French doors.

## Garden office / studio room

11'3 x 6'3 (3.43m x 1.91m)

UPVC French doors, Oak laminate flooring, UPVC windows to front and side, LED ceiling down lights, power points.

## Garage

15'9 x 8' (4.80m x 2.44m)

Timber doors to front aspect, raised lantern skylight, internal glazed door to storage room and rear lobby, power points, wall mounted consumer unit, LED down lights.

## Services

Mains gas central heating system.

Mains drainage.

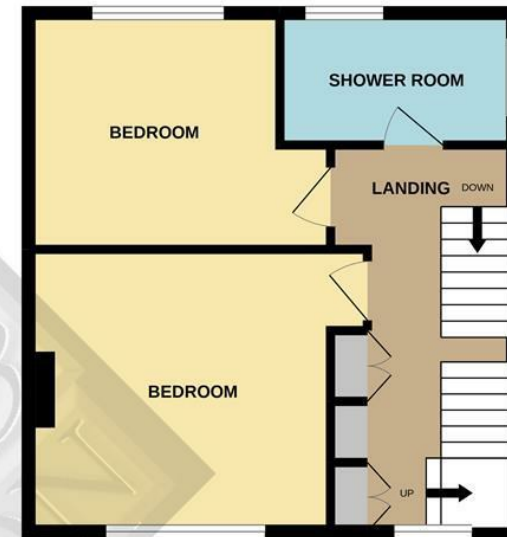
Local Authority - Rother District Council. Band D.

## 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.



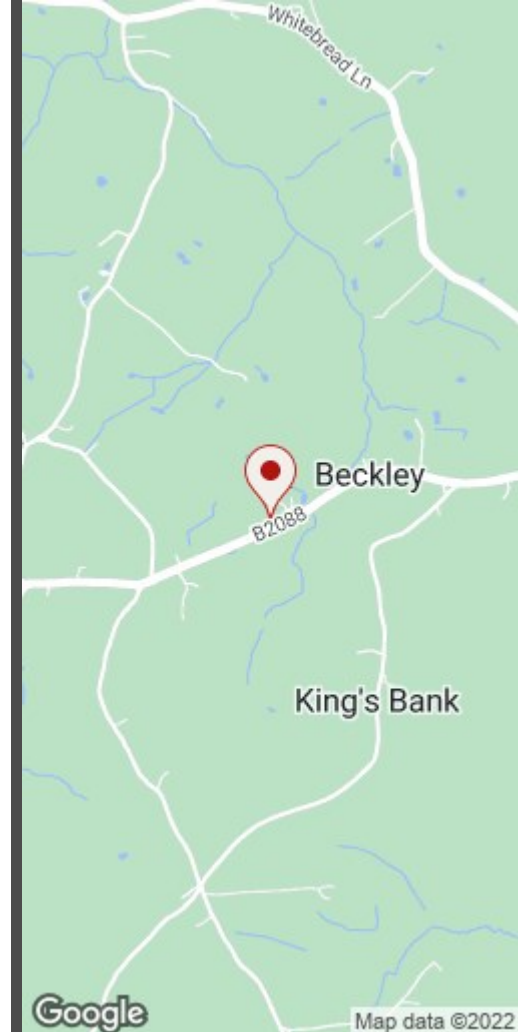




TOTAL FLOOR AREA : 1682 sq.ft. (156.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 A (92 plus)		Very environmentally friendly - lower CO <sub>2</sub> emissions A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
Not energy efficient - higher running costs G (1-20)		Not environmentally friendly - higher CO <sub>2</sub> emissions G (1-20)	
	73		82
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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