

**RUSH  
WITT &  
WILSON**



**Joamar, Main Street, Beckley, East Sussex, TN31 6RJ.  
£599,950 Freehold**

An immaculately presented three bedroom detached chalet style residence located within the heart of Beckley Village set just 6 miles west of the Historic Cinque Port town of Rye. This delightful home enjoys both spacious and well-lit living accommodation arranged set over two floors comprising entrance hall with WC, stunning shaker style kitchen / breakfast room with RAYBURN oven and marble counter tops, well proportioned living room with exposed brick fireplace and wood burning stove and generous dining room with French doors to the rear garden. To the first floor enjoys a beautifully decorated master bedroom with full length fitted wardrobes, further guest double bedroom with fitted wardrobes and en-suite shower room, single bedroom or optional office and luxurious main bathroom suite with double ended bath and large shower. Outside offers a privately enclosed rear garden with a large pergola covered seating area, predominantly laid to lawn hosting a variety of well stocked borders and garden shed. To the front offers ample off road parking over a private driveway and 25ft tandem length 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. Northiam Village is located just a mile away offering a range of amenities to include two convenience stores, well regarded bakery and hardware store ,award winning doctors surgery, dentist and opticians.



**Front**

Block paved driveway with turning head to front leading to an attached garage, established front garden enclosed by evergreens shrubs and beech hedgerow, variety of panted heaters, external lighting, gate with access to side elevations.

**Entrance hall**

Painted part-glazed hardwood front door, carpeted flooring with inset coir mat, pendant lighting, radiator, UPVC window to side, further part-glazed door to side porch, straight run carpeted staircase to first floor accommodation, power points, internal doors to living room and kitchen / breakfast room severally.

**WC**

Internal door, wood effect LVT flooring, obscure window to front aspect, light, push flush WC, vanity unit with cupboard below, radiator.

**Side porch**

6'2 x 6'1 (1.88m x 1.85m)

Part-glazed door, quarry tile flooring, window to rear and side aspects, external part-glazed door to front, bench seating, wall lighting.

**Kitchen / breakfast room**

13'8 x 10'5 (4.17m x 3.18m)

Internal door from hall, wood effect LVT flooring, UPVC window to the rear aspect, open access to dining room, recessed LED downlighters. Kitchen hosts a variety of matching base and wall units with painted shaker style doors with polished chrome furniture beneath marble counter tops over complete with matching upstands and sill, under mounted butler sink with pull out rinser tap, plinth and wall unit lighting, Rayburn oven with metro tile splashbacks, under mounted NEFF oven and inset four ring induction hob, stainless steel extractor canopy and coloured glass splashback, variety of above counter level power points, integrated below counter level fridge, freezer and washing machine.

**Living room**

15'9 x 15'7 (4.80m x 4.75m)

Internal door from hall, pine flooring, UPVC bay window to front aspect with fitted plantation shutter blinds, pendant lighting, exposed brick fireplace with oak bressumer, housing a cast-iron wood burning stove over a flagstone hearth, double radiator, variety of power points, TV point, open access to dining room.

**Dining room**

13'9 x 8'9 (4.19m x 2.67m)

Open access from living room, continuation of the pine flooring, external glazed French doors to the rear garden, space for dining table and chairs with pendant lighting over, internal one over three door to under stair storage cupboard complete with light and power point, open access to kitchen / breakfast room.

**Stairs and landing**

Straight run carpeted staircase and landing, low level eaves storage cupboard, access panel to loft over, power points, lighting.

**Bedroom 1**

13'9 x 11'9 (4.19m x 3.58m)

Painted internal door, carpeted flooring, UPVC window to front aspect with fitted plantation shutter blinds and radiator below, full length built in wardrobes with central vanity via painted doors complete with built in shelving and hanging rails, power points.

**Bedroom 2**

12'7 x 10'6 (3.84m x 3.20m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below enjoying a pleasant semi-rural aspect, light and power points, built in wardrobe with hanging rails, internal door to en-suite shower room, linen cupboard with slatted shelving.

**En-suite shower room**

7'7 x 4'7 (2.31m x 1.40m )

Internal door, obscure window to rear aspect, carpeted flooring, push flush WC, pedestal wash basin, shower enclosure, downlights and extractor fan.

**Bedroom 3**

11'7 x 9'2 (3.53m x 2.79m )

Internal door, carpeted flooring, UPVC window to rear aspect and fitted plantation shutter blind, power points, radiator, half height built in storage cupboards with hanging rails.

**Bathroom**

12'6 x 9'2 (3.81m x 2.79m)

Internal door, decorative tile flooring, obscure UPVC window to rear aspect, large freestanding vanity unit with inset basin, tile splashbacks and cupboards below, pendant light and recessed lighting, traditional style radiator, push flush WC, double ended bath suite with central taps, double shower enclosure with contemporary mixer.

**Garage**

25'5 x 10' (7.75m x 3.05m)

Electrically operated door to front, external part-glazed door and window to rear, power points, lighting.

**Garden**

Privately enclosed rear garden led by a paved seating terrace with pergola overlooking the main body of lawn enjoying a host of well stocked and established borders enclosed by high level conifer boundaries, external tap and gutter-fed water butts, gated access to side leading to front, external door to rear of garage, garden shed and further paved seating area.

**Services**

Mains gas central heating system.

Mains drainage.

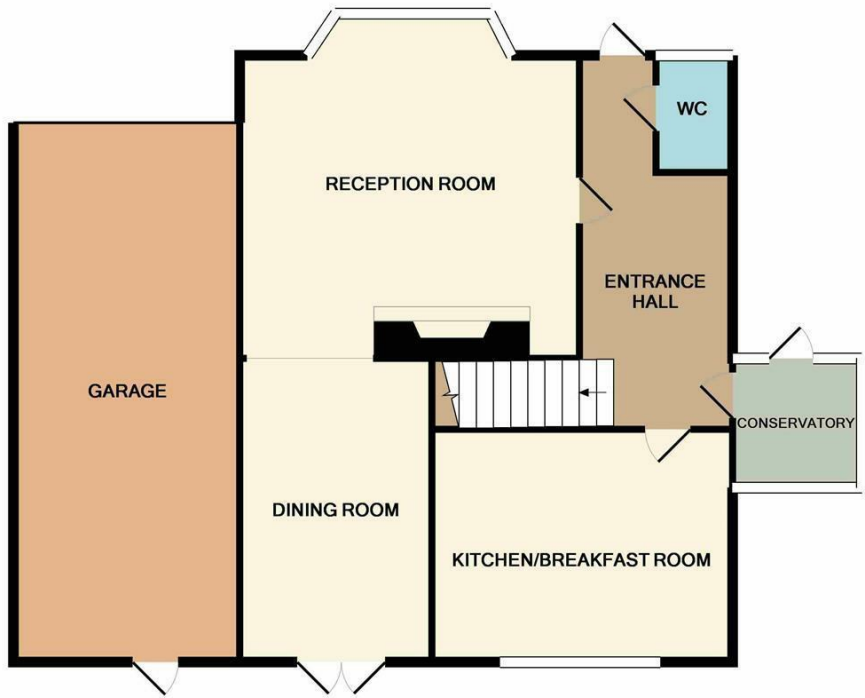
Local Authority - Rother District Council. Band E.

**Agents note**

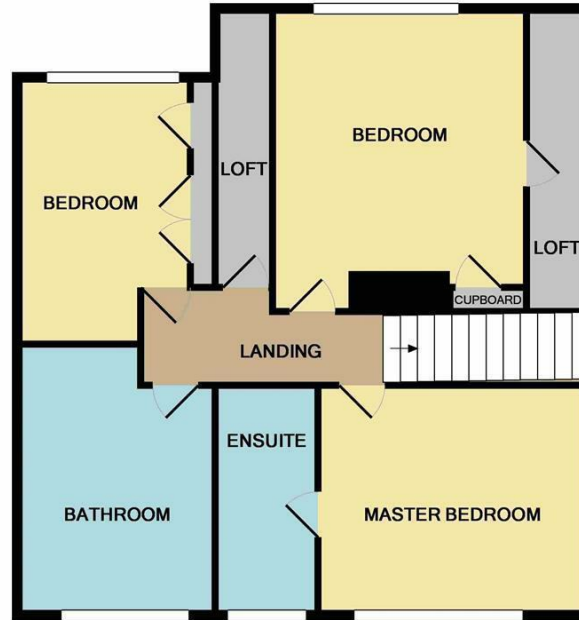
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR  
APPROX. FLOOR  
AREA 952 SQ.FT.  
(88.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 704 SQ.FT.  
(65.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1656 SQ.FT. (153.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
74	40		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

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