

**RUSH  
WITT &  
WILSON**



**Cavendish House, Main Street, Beckley, East Sussex, TN31 6TL.  
£599,950 OIEO Freehold**

A substantial four bedroom semi-detached Victorian style family home located within the highly desirable village of Beckley providing a generous and highly adaptable living space to over 2900 sqft. Considered to appeal to those seeking ancillary annex facilities or a multi-generational living space the property offers a flexible ground floor living space comprising a generous living / dining room with fireplace and fitted wood burning stove, three additional reception rooms or optional ground floor bedrooms, stunning contemporary kitchen / dining room with vaulted ceiling and doors to the rear garden, utility room, shower room, separate WC and further kitchenette / reception. To the first floor are three principal double bedrooms with an ensuite to the master bedroom in addition to a main family bathroom suite. To the second floor enjoys a spacious double aspect attic bedroom or optional games room with elevated views to the rear over open countryside. Externally the property enjoys a private rear garden, predominantly laid to lawn with raised decked terrace complete with log cabin and large games room to one end. To the front offers ample off road parking. The area offers an excellent choice of rural walking networks and is conveniently located to the well regarded Village Primary School. The cinque port town of Rye nearby offers a range of High Street shopping and leisure facilities, mainline station to London and access to Camber Sands. Northiam Village is located just two 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 at Tenterden and Rye just a short Drive away.



### **Covered Entrance Porch**

Oak front door with obscure viewing panes leading into

### **Entrance Hallway**

Column radiator, timber laminate flooring, staircase leading to first floor, double internal sliding oak doors leading into:

### **Living/Dining Room**

23'3 x 20'0 (7.09m x 6.10m)

Timber windows to front elevation, space for dining table and chairs, exposed brick painted fireplace housing a fitted wood burning stove, double radiator, understairs storage cupboard.

### **Bedroom Two/Dining room**

10'9 x 11'9 (3.28m x 3.58m)

Laminate flooring, timber window to front elevation, radiator.

### **Bedroom Three/Reception**

10'5 x 20'6 (3.18m x 6.25m)

Laminate flooring, upvc window to side, radiator, door to storage cupboard.

### **Utility Space**

11'4 x 7'6 (3.45m x 2.29m)

Plumbing for washing machine and tumble dryer, space for free standing fridge/freezer.

### **Cloakroom/WC**

Stone effect floor tiling, wall tiling, recessed downlights, push flush wc, vanity.

### **Kitchen/Dining Room**

21'5 x 13'0 (6.53m x 3.96m)

Vaulted ceiling, exposed joinery, velux windows to the side elevations, French doors leading onto a decked terrace, further two velux window to side, space for dining table and chairs, matching base and wall units with high gloss doors, brush stainless steel furniture which sit beneath marble countertops, integrated double oven, five ring gas burner, undercounter butler sink with

swan neck tap, undercounter space for washing machine and dishwasher, integrated microwave, Hotpoint coffee machine, warming drawer. Open access to:

### **Snug**

16'8 x 12'7 (5.08m x 3.84m)

Tile effect vinyl flooring, double radiator.

### **Bedroom Four**

9'7 x 9'0 (2.92m x 2.74m)

Upvc window to side, laminate flooring, radiator.

### **Shower Room**

5' x 6'8 (1.52m x 2.03m)

Decorative tile effect vinyl flooring, corner shower cubicle, pedestal wash basin and push flush wc.

### **Kitchenette/Living Room**

10'1 x 17'0 (3.07m x 5.18m)

Upvc window to the rear, oak effect laminate flooring, further full height external part glazed door to the rear, radiator, kitchen units, fitted base and wall units, inset one and a half basin with drainer and tap, integrated oven, recessed downlights.

### **First Floor**

#### **Landing**

Timber wall panelling, window to front.

#### **Master Bedroom**

13' x 10'8 (3.96m x 3.25m)

Triple aspect room with upvc windows to front, side and rear, double radiator, door to:

#### **En-Suite**

7'8 x 6'5 (2.34m x 1.96m)

Obscured window to side and rear, push flush wc, vanity unit with corner shower cubicle and light.

#### **Bedroom Five**

14'2 x 10'5 (4.32m x 3.18m)

Window to front aspect, exposed brick open fireplace, double radiator.

### **Second Floor**

#### **Landing**

#### **Bedroom Six/Office**

11'2 x 8'0 (3.40m x 2.44m)

Upvc window to the rear aspect, double radiator, cupboard, rural outlook from the window.

#### **Bathroom**

7'7 x 8'2 (2.31m x 2.49m)

Upvc obscured glazed window to rear, pedestal wash hand basin, push flush wc, corner bath suite, corner shower enclosure.

#### **Attic Bedroom/Games Room**

17'4 x 16'3 (5.28m x 4.95m)

Upvc window to the gable end, velux window to rear, built-in cupboards, storage cupboard.

#### **Outside**

##### **Rear Garden**

Raised decked seating area from the rear elevations providing an elevated position over the rear lawn, access to side, shingled path with high level fence and gate leading to the front elevations, log store, garden enclosed by mature and high level hedgerow to the end of the garden, log cabin and a further games room or potential garden room (see below).

##### **Games Room**

17' x 13'4 (5.18m x 4.06m)

Window to the front aspect, power supply and lighting.

##### **Services**

Mains gas central heating & mains drainage.

##### **Agents Note**

Council Tax Band - F

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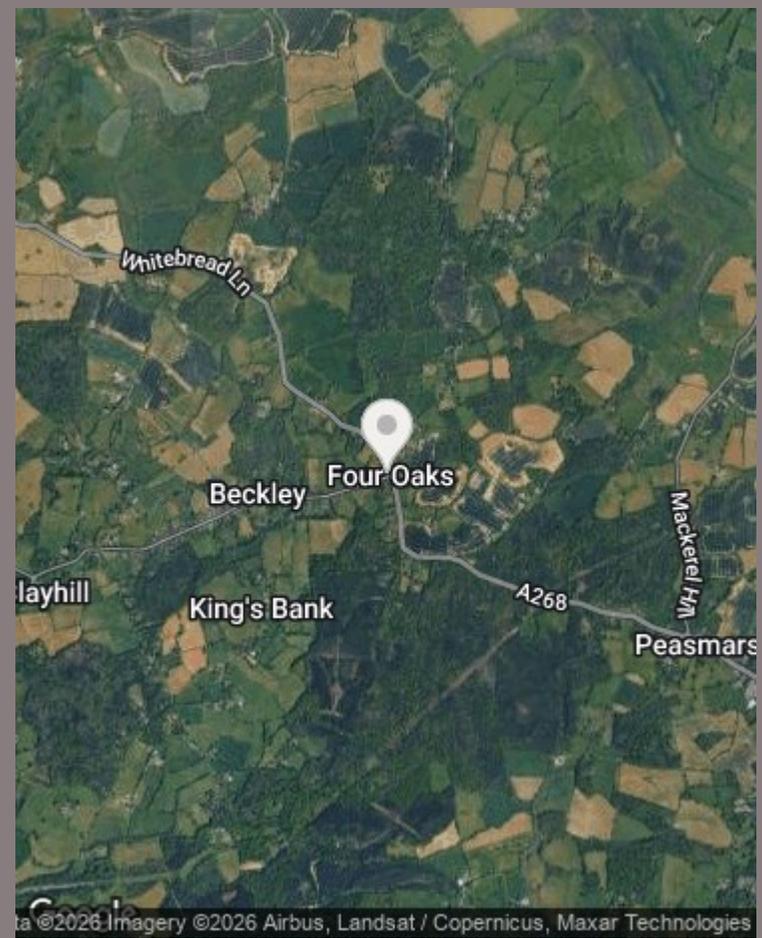
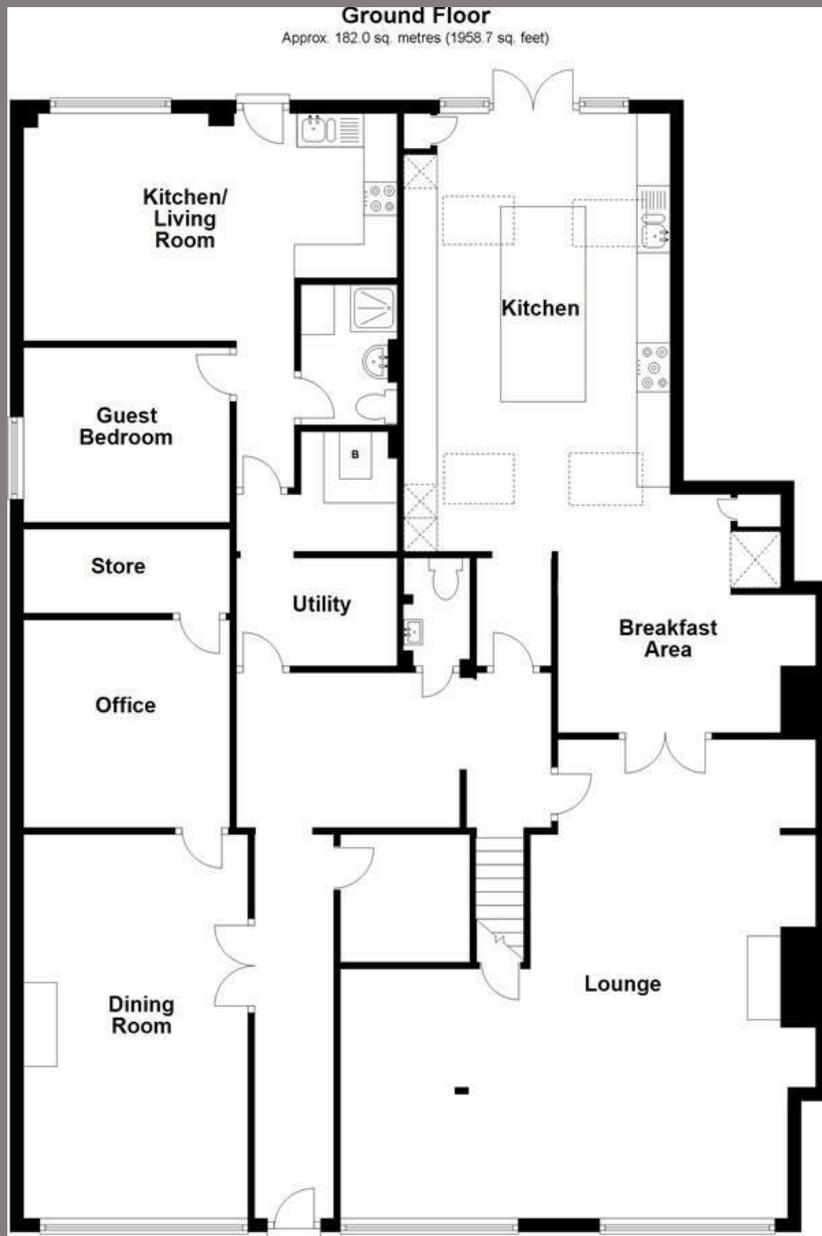
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(92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

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**