

**RUSH
WITT &
WILSON**



**Sylvan Clayhill, Beckley, East Sussex, TN31 6SQ.
Price Guide £325,000 Freehold**

A well presented and extended two bedroom semi-detached cottage enjoying a semi-rural position of Beckley Village located with an area of outstanding natural beauty. Accommodation comprises a spacious main living room with French doors to the rear garden, open plan kitchen / dining room with open fireplace, WC, two first floor well-lit double bedrooms and sharing Jack & Jill bathroom suite. Outside enjoys a private rear garden with paved seating area, two garden sheds and large garage workshop. To the front offers off road parking and gated access to the rear. The area offers a choice of excellent walking routes and is within close proximity to the popular Rose & Crown pub serving hot food. The neighbouring Village of Northiam is located just one mile away benefitting from a choice of convenience stores and popular Bakery with further High street shopping and mainline rail services available at Rye. Offered CHAIN FREE.



Front

Block paved driveway to front elevations, external lighting and tap, timber five-bat gate to side providing further off road parking, access to garage / workshop and rear garden, UPVC part-glazed front door.

Hallway

9'8 x 3'1 (2.95m x 0.94m)

Oak flooring with inset coir mat, UPVC window to side aspect, thermostat, ceiling downlights,

WC

Internal Oak door, Oak flooring, ceiling downlights, push flush WC, wall mounted hand basin with taps, extractor fan.

Kitchen / dining room

17'8 x 10'7 (5.38m x 3.23m)

Open access from hall, Oak flooring, UPVC window to side aspect, further UPVC window to dining end with radiator below, ceiling downlights and pendant lighting, space for dining table and chairs, exposed brick fireplace, fitted cupboards to alcove via pine door housing the consumer unit, variety of power points, internal Pine door with staircase to first floor bedroom 2, cupboard below staircase with built in shelving, space for freestanding fridge / freezer, kitchen hosts a variety of matching base and wall units with contemporary white high gloss doors beneath stone effect laminated counter tops, inset one and half composite basin with drainer and tap, fitted eye level NEFF oven and grill, inset four ring NEFF gas burner with tile splashbacks, stainless steel extractor canopy and light over, under counter spaces for dishwasher and washing machine.

Stairs to bedroom 2

Bedroom 2

11'3 x 11' (3.43m x 3.35m)

UPVC window to front with radiator below, staircase down to kitchen / dining room, internal door to Jack and Jill bathroom suite, cupboard via pine door, light, power point, built in wardrobes via bi-folding doors.

Living room

15'2 x12'8 (4.62m x3.86m)

Internal Oak door, carpeted flooring, UPVC window to side elevations, external French doors to rear elevations, turned carpeted staircase to first floor, radiator, variety of power points, TV point.

Stairs to bedroom 1

Carpeted staircase with timber balustrade

Bedroom 1

15'6 x 8'9 (4.72m x 2.67m)

Open access from staircase, carpeted flooring, UPVC window to rear aspect with radiator below, further UPVC window to side elevations, ceiling downlights, power points, TV point, internal Oak door to Jack and Jill bathroom.

Jack and Jill Bathroom suite

9'8 x 6' (2.95m x 1.83m)

Internal Oak door, timber flooring, obscure window to side aspect, access panel to loft over, Internal door to bedroom 2, ceiling downlights, ceramic wall tiling, push flush WC, corner shower enclosure via screen door with concealed shower mixer, back to wall panelled bath suite, vanity unit with cupboards below, towel rail, wall hung LED-lit mirror.

Rear garden

Private rear garden enclosed by part high level close board fencing and established hedgerow, seating area leading to a level area of lawn with access to a garage / workshop to one end, two garden sheds.

Garage / workshop

17'8 x 11'5 (5.38m x 3.48m)

Manual door to front, external timber door to side, power points, lighting, window to side aspect.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band B.

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.

Council Tax Band – B





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 ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | |
| | 71 | | 88 |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

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