

**RUSH
WITT &
WILSON**



**Laurels, Main Street, Beckley, East Sussex, TN31 6RR.
£575,000 Freehold**

CHAIN FREE - A spacious and well presented four bedroom detached family home offering a private yet central position within the highly regarded Village of Beckley. Living accommodation to the ground floor comprises a reception hall with fitted storage, WC, stunning main living room with open fireplace and oak herringbone flooring, open plan and contemporary fitted kitchen / breakfast room with French doors to the rear and separate utility room. To the first floor are four principle bedrooms including generous 18ft master bedroom enjoying an elevated rural outlook to the front and stylish main family bathroom with large walk-in shower. The property benefit from double glazed windows and doors throughout and an oil fired central heating system. Outside enjoys a private and well tended south rear garden with full width terrace and raised lawn flanked by swell stocked planted borders . To the front offers off road parking and integral 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 1.5 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 and Tenterden and Rye just a short Drive away.



Front

Tarmac driveway to front providing off road parking, access to attached single garage, high level fence with gate from drive leading to side and rear elevations, external lighting, concrete path and steps leading to a covered entrance with oak front door, area of lawn hosting a variety of established borders, external power point.

Entrance hall

14'2 x 6'6 (4.32m x 1.98m)

Oak front door, oak herringbone flooring, pendant lighting, turned staircase with carpeted runner extending to first floor accommodation with storage below, radiator, built in cupboard via door complete with hanging rail, window to front aspect, internal door to WC, power points.

Cloakroom

5'6 x 4'5 (1.68m x 1.35m)

Internal door, stone effect vinyl flooring, obscure UPVC window to the side aspect, light, commination push flush WC, inset basin with cupboards below.

Living room

18' x 10'9 (5.49m x 3.28m)

Internal part glazed aluminium door, oak herringbone flooring, UPVC window to the front aspect with radiator below, pendant lighting, aluminium French doors to the rear terrace, open access to kitchen / breakfast room, feature fireplace with slate hearth, power points.

Kitchen / breakfast room

20'2 x 10'9 (6.15m x 3.28m)

Oak herringbone flooring, aluminium French doors and window to the rear aspect, open access to living room, recessed downlights and pendant lighting, internal aluminium part glazed door to hall, anthracite radiator, part-glazed timber door to utility room. Kitchen hosts a variety of fitted base and wall units with grey contemporary handleless doors beneath stone effect low profile counter tops, inset composite one and half basin with drainer and tap, tower unit with space for adjacent freestanding fridge / freezer, integrated BOSCH dishwasher, fitted BOSCH four ring electric hob with extractor canopy with light over, tile splash backs and a variety of above counter level power points, integrated half height NEFF oven microwave.

Utility room

8'9 x 5'2 (2.67m x 1.57m)

Part-glazed internal door, stone effect laminate flooring, aluminium external glazed door to rear, aluminium window to side, light, power points, base unit with under counter space for washing machine and tumble dryer, wall unit.

Stairs and landing

Turned painted staircase with carpeted runner, UPVC window to front aspect, access panel to loft over, light, power point.

Bedroom 1

18' x 10'9 (5.49m x 3.28m)

Internal door, carpeted flooring, UPVC windows to the front and rear aspects each with radiator below, power, light and TV point.

Bedroom 2

15'8 x 11'8 (4.78m x 3.56m)

Internal door, carpeted flooring, UPVC window to the front aspect with radiator below, built in wardrobes via painted doors, light, power and TV points.

Bathroom

12'9 x 5'7 (3.89m x 1.70m)

Internal door, quartz effect hexagonal floor tiling, obscure windows to the side elevations, large walk-in shower enclosure with shower screen and brass furniture, metro wall tiling and brass shower mixer, heated towel radiator, push flush WC, wall hung basin, panelled bath suite with concealed tap, recessed downlights.

Bedroom 3

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

Internal door, carpeted flooring, window to rear aspect with radiator below, light, power points.

Bedroom 4

9' x 7'8 (2.74m x 2.34m)

Internal door, carpeted flooring, window to rear aspect with radiator below, access panel to loft, light, power points.

Rear garden

Privately enclosed rear garden with full width terrace, external lighting, brick retaining wall with steps extending to a raised area of lawn flanked by well stocked and established flower beds and close board fencing, patio area to one end, summer house with French doors complete with power and lighting (9'4 x 6'1), low level gate to side elevations with greenhouse and high level gate to front.

Garage

17'9 x 11' (5.41m x 3.35m)

Manual up and over door, window to side elevations, floor mounted Worcester oil boiler, consumer unit, power points and lighting.

Services

Oil-fired central heating system.

Mains drainage.

Local Authority - Rother District Council. Band F.

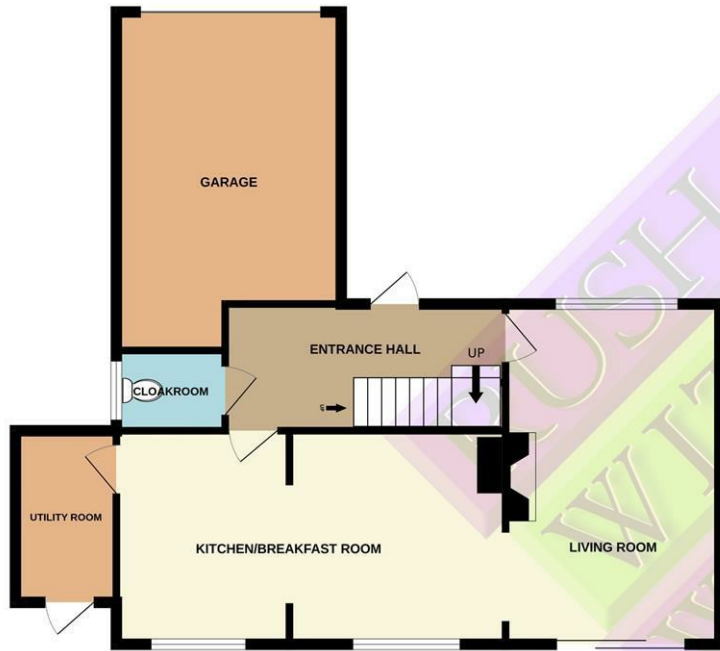
Agents note

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
		80	
		51	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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