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FOR SALE  
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rushwittwilson.co.uk



**Meadow View Cottage, Main Street, Beckley, East Sussex, TN31 6TL.  
£325,000 OIEO**

## GRADE II LISTED 3 BEDROOM COTTAGE - SOUGHT AFTER VILLAGE LOCATION

Rush Witt & Wilson are pleased to offer Meadow View Cottage, a well presented character home located in the popular East Sussex village of Beckley.

Accommodation on the ground floor comprises: entrance lobby, cloakroom, living room, kitchen, dining room and three bedrooms and a shower room on the top floor.

Garden to the rear predominantly laid to lawn and decking area with views over meadow. .

Internal inspection is highly recommended - to view and for further information please call our Northiam office on 01797 253555.



### **Locality**

The property is located in the heart of Beckley, nestled in the rolling East Sussex countryside located five miles north west of Rye and ten miles from Hastings. The village benefits from a primary school, church, village hall, several B & B's as well the popular Rose & Crown public House.

The nearby ancient Cinque Port town of Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool. The town also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. The railway station offers services to the city of Brighton in the west and Ashford with connecting services on to London and the Continent.

### **Entrance Lobby**

Stairs to first floor, door to the front., glazed panel door opens to:

### **Living Room**

12'3" x 9'11" (3.75 x 3.04 )

Window to the front, radiator, storage cupboards, fireplace with inset log burner, exposed brick wall, door to:

### **Kitchen**

15'1" x 10'5" (reducing to 7'7") (4.60 x 3.18 (reducing to 2.33))

Fitted with a range of Shaker style cupboard and drawer base units with wall mounted cupboards, complementing worktop, inset 4 burner hob with oven beneath and extractor above, space and point for fridge / freezer, space and plumbing for washing machine, further units with inset ceramic sink and integrated dishwasher, window and door to the rear, tiled floor, radiator, breakfast bar, open plan to:

### **Dining Room**

18'9" x 7'8" (5.74 x 2.36)

Double aspect with windows to the front and rear, two radiators, door back to entrance lobby.

### **Cloakroom**

Wash basin and WC.

### **First Floor Landing**

Stairs rise from entrance lobby, deep storage cupboard.

### **Bedroom 1**

9'6" x 12'4" (2.90 x 3.77 )

Window to the front, radiator, built in wardrobe.

### **Bedroom 2**

12'5" x 8'1" (3.80 x 2.48 )

Window to the rear, radiator.

### **Bedroom 3**

12'0" x 5'10" (3.68 x 1.79 )

Window to the front, radiator, recessed storage area.

### **Shower Room**

7'10" x 4'9" (2.41 x 1.45 )

Fitted with a large shower cubicle, wash basin, WC, heated towel rail, window to the front.

### **Outside**

Gated access to the right hand side provides covered storage and access to the rear garden, predominantly laid to lawn with a raised decked terrace to the rear and brick and paved terrace abutting the property, outside light and tap.

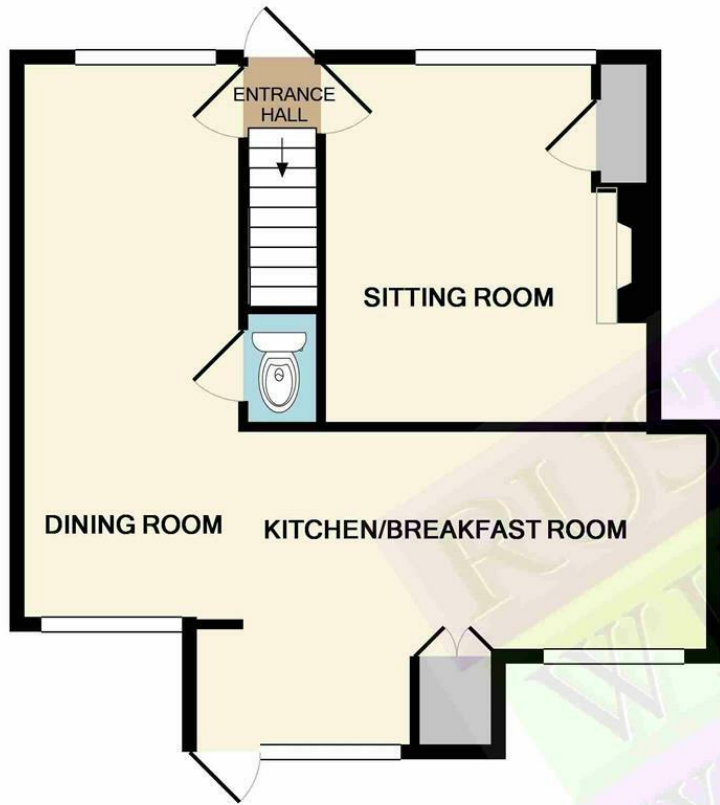
### **Agent's Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

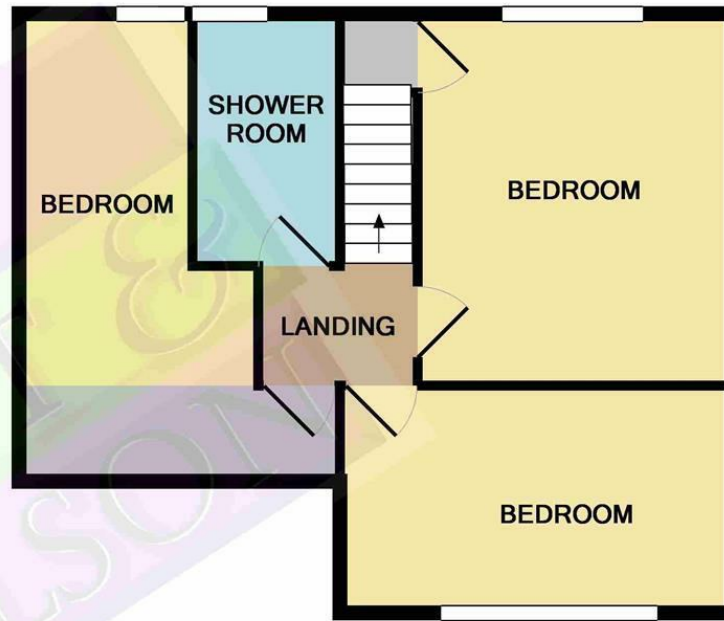
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR  
APPROX. FLOOR  
AREA 454 SQ.FT.  
(42.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 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
59	81	64	85

The Energy Efficiency Rating chart shows a current rating of 59 (D) and a potential rating of 81 (B). The Environmental Impact (CO<sub>2</sub>) Rating chart shows a current rating of 64 (D) and a potential rating of 85 (B).

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