

**RUSH
WITT &
WILSON**



**Darwin, Main Street, Beckley, East Sussex, TN31 6TL.
£345,000 Freehold**

A spacious three bedroom semi-detached family home located within the highly regarded Village of Beckley enjoying a generous rear garden space backing onto open fields. Considered in need of modernisation throughout this delightful home additionally offers an exciting opportunity for any prospective new home owner to enhance or extend further subject to obtaining the relevant permissions. Currently accommodation comprises a 23' living / dining room with open fireplace, kitchen with access to a utility and cloakroom, three first floor bedrooms comprising two generous doubles, further single, main family bathroom and separate WC. Externally the property enjoys a spacious rear garden with well stocked borders enjoying a pleasant rural outlook over neighbouring fields, off road parking to the front and single garage. CHAIN FREE.



Front

Block paved driveway to front for two to three vehicles, attached single garage, gate to side elevations, front garden laid to lawn enclosed by specimen conifers and low level panelled fence, planted rose borders, covered entrance with external light.

Entrance hall

Accessed via obscure glazed UPVC front door with matching sidelight window, carpeted flooring, radiator, carpeted staircase to first floor, internal door to kitchen at one end, further internal door to living / dining room, under stair storage cupboard, wall thermostat.

Stairs and landing

Carpeted staircase and landing, UPVC window to side aspect, access panel to loft space over, airing cupboard housing the hot water tank with slatted shelving.

Living / dining room

23'8 x 13'3 narrowing to 10'8 to dining end (7.21m x 4.04m narrowing to 3.25m to dining end) Internal door, carpeted flooring, UPVC window to front aspect, series of wall lights, radiator, exposed brick open fireplace with quarry tile hearth, space for dining table to one end, UPVC French doors with sidelight windows to the rear terrace, internal door to kitchen, selection of power points.

Kitchen

9'8 x 8'3 (2.95m x 2.51m)
Internal doors from both the hallway and living / dining room, quarry tile flooring, UPVC window to the rear aspect, internal glazed door to utility, cloakroom and garage with access to the rear garden, ceiling light, cupboard housing the glow worm boiler, kitchen hosts a selection of fitted base and wall units via timber doors with laminated worksurfaces over, under counter space for fridge, inset one and half stainless bowl with drainer and tap, four ring electric hob, eye level oven and grill, tile splash backs.

Utility room

7'8 x 6'7 (2.34m x 2.01m)
Internal glazed door from kitchen, step down to area of hardstanding, external glazed door to rear garden, internal door to cloakroom, light, plumbing for appliances, internal door to single garage, power points.

Cloakroom

Internal door, WC, wall mounted wash basin, UPVC window to rear, light.

Garage

14'5 x 7'3 (4.39m x 2.21m)
Manual up and over door to front, internal door to utility room, light, obscure glazed window and door to side, power points.

Bedroom 1

13'6 x 10'6 (4.11m x 3.20m)
Internal door, carpeted flooring, UPVC window to front aspect, radiator, power point and light.

Bedroom 2

11' x 10' (3.35m x 3.05m)
Internal door, carpeted flooring, UPVC window to rear aspect, radiator, pleasant rural aspect over gardens and fields beyond, power points.

Bedroom 3

9'1 x 8'9 (2.77m x 2.67m)
Internal door, carpeted flooring, UPVC window to front aspect, radiator, cupboard with built in shelving, power point and light.

WC

5'4 x 2'9 (1.63m x 0.84m)
Internal door, carpeted flooring, push flush WC, obscure UPVC window to rear.

Bathroom

5'5 x 5'2 (1.65m x 1.57m)
Internal door, carpeted flooring, pedestal wash basin, radiator, panelled bath suite, UPVC window to rear aspect.

Rear garden

Raised pave terrace and area of hardstanding from rear elevations, steps leading down onto an open area of lawn enclosed by close board fencing, flanked by well stocked planted borders backing onto open fields, further area of hardstanding to side elevations with gates to front and outside tap, shed.

Services

Gas central heating system.
Mains drainage.
Local Authority - Rother District Council.

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 630 SQ.FT.
(58.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1078 SQ.FT. (100.2 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 ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
82 plus) A (81-81) B (80-80) C (75-85) D (70-84) E (61-78) F (1-20) G	87	82 plus) A (81-81) B (80-80) C (75-85) D (70-84) E (61-78) F (1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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