Clayhill Cottage, Clayhill, Beckley, East Sussex, TN31 6SG.
£285,000 OIEO Freehold

CHAIN FREE - A charming one bedroom single storey Cottage in need of complete modernisation located within the highly desirable ANOB Village of Beckley. Considered an ideal holiday let, Airbnb investment or for those simply seeking a rural retreat / second home, the property is conveniently situated to it's local attractions with both Tenterden and Rye just a short drive away and only 15 minutes from Camber Sands and the popular coastal town of Hastings. Principle accommodation currently comprises a generous 16ft double aspect master bedroom, bathroom, spacious 20ft living / dining room with wood burning stove and kitchen to rear. Outside enjoys a private and low maintenance rear garden with useful outbuildings / potential office space, planted rose borders and off road parking to the front. The property is within a few hundred yards of the popular Rose & Crown pub serving hot food and Northiam Village is located just one mile away benefitting from a choice of convenience stores and popular Bakery.

Front
Area of hard standing to western elevations providing off road parking enclosed by low level brick retaining wall and mature hedgerow, variety of planted rose borders to front, trellised archway with climbing rose and path to entrance front door, further side garden to east elevations with a variety of planted flowering shrubs, path leading to close board fence incorporating gate to rear, gas and electric meters, external light.

Entrance hallway
Oak front door with viewing pane, oak effect laminate flooring, radiator, access panel to loft, cupboard to one end housing a wall mounted Valliant gas boiler and shelving, power point, thermostat, alarm panel and light.

Bedroom
16'1 x 11'4 (4.90m x 3.45m)
Internal door, carpeted flooring, windows to each front and rear aspects each with radiators below, pendant lights, chair rail, power points.

Bathroom
7'6 x 6'1 (2.29m x 1.85m)
Internal door, Oak effect laminate flooring, obscure window to rear, ceiling light and extractor fan, push flush WC, pedestal wash basin, space for bath / shower, radiator.

Living / dining room
20'3 x 9'5 (6.17m x 2.87m)
Carpeted flooring, two windows to front aspect each with radiators below, further window to side, chair rail, exposed brick fireplace with Oak sill housing a cast iron wood burning stove, selection of power points, phone point, series of wall lights.

Kitchen
12'9 x 6' (3.89m x 1.83m)
Tile effect vinyl flooring, ceiling lights, windows to each rear and side aspects, further external stable door to rear, fitted base and wall units with oak effect laminated works surfaces over, single bowl with drainer and tap, four ring gas hob, space for fridge / freezer, power points.

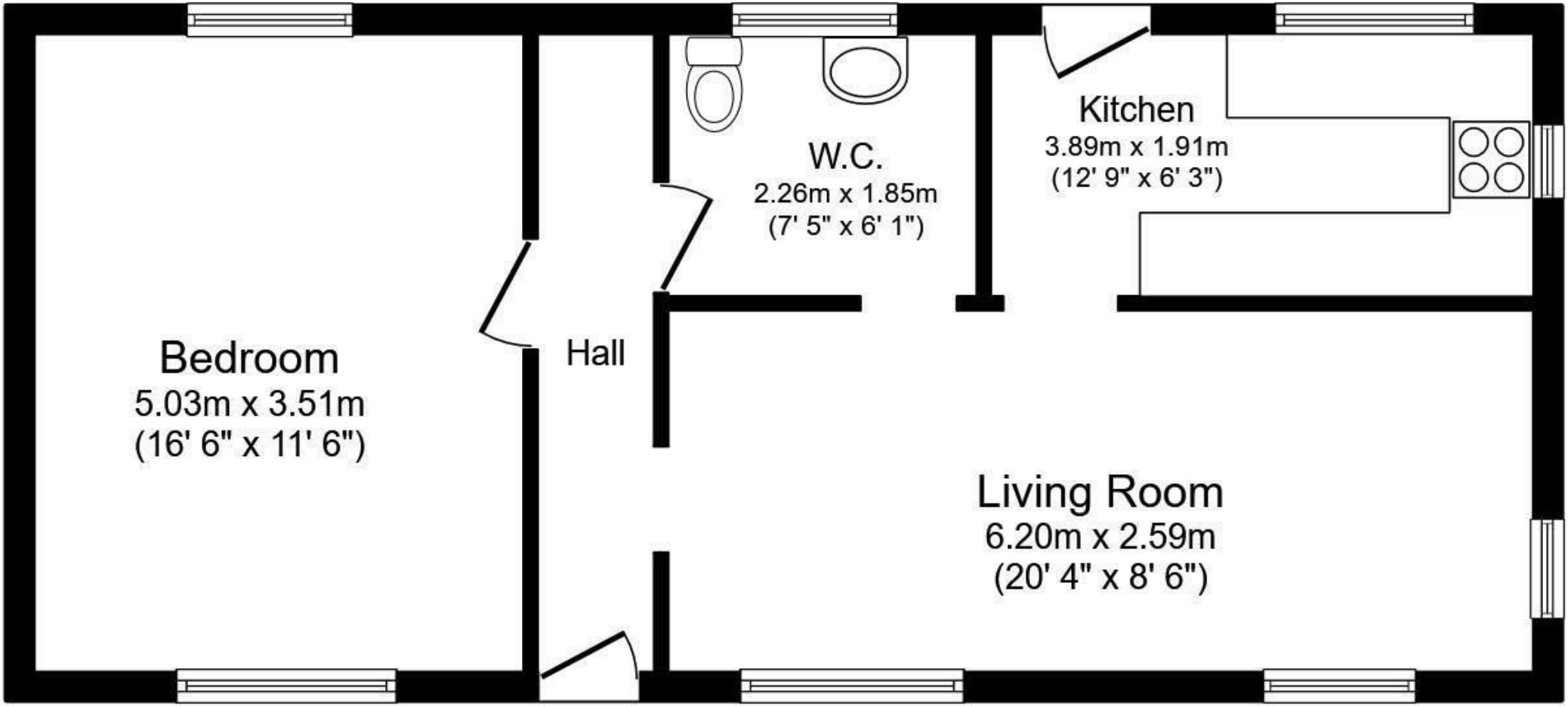
Rear garden
Privately enclosed rear garden enjoying a south-easterly facing orientation, predominantly over hard standing enclosed by high level close board fencing, gate to side elevations, external tap, low level retaining wall with a variety of planted beds, timber frame store with power supply and lighting, further summer house / office.

Office / Workshop
10'3 x 8'1 (3.12m x 2.46m)
Timber door, windows to front, base units, power supply and lighting.

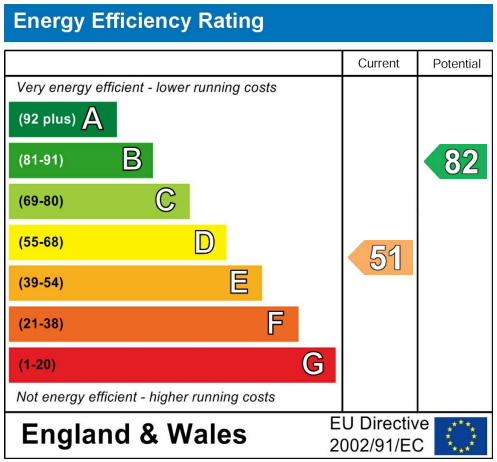
Log store
Timber door to front, block construction.

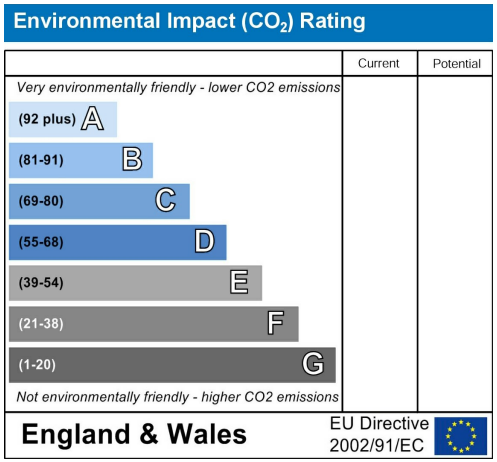
Services
Mains gas central heating system.
Mains drainage.
Local Authority - Rother District Council. Band D.

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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com





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