

**RUSH
WITT &
WILSON**



**Joamar Main Street, Beckley, East Sussex TN31 6RJ
£450,000**

A beautifully presented and well maintained three bedroom detached family home set within a favoured Village location falling with an Area of Outstanding Natural Beauty also providing easy access to the neighbouring market towns of Tenterden and Rye. The property offers spacious and well balanced living accommodation comprising of a open plan living / dining room with feature fireplace and french doors to a rear terrace, fitted kitchen with oak cupboards and Rayburn oven, side porch and cloakroom on the ground floor. On the first floor a master bedroom with fitted cupboard and en-suite shower room, a generous second bedroom and family bathroom and additional third bedroom currently being used as a study / office. Outside enjoys delightful private & well stocked front and rear gardens with a large paved terrace and pergola, off road parking to front over block paved drive. Vendor suited.



Front

Herringbone block paved driveway leading to front elevations enclosed by brick retaining walls, mature hedgerow to front and side elevations, flowering shrub beds, external lighting, paved pathway from drive leading to wrought iron gate to side, access to side porch, external tap.

Entrance hallway

Accessed via hardwood glazed front door, carpeted flooring with inset coir mat, single radiator, window to side elevation and door to side porch, dado rail, carpeted stair case to first floor landing.

Cloakroom

Internal door from hall, carpeted flooring, low level WC, obscure window to front, single radiator, vanity unit with ceramic basin, ceramic wall tiling.

Living room

15'9 x 12'4 (4.80m x 3.76m)

Internal door from hall, Living room open to dining room, carpeted flooring, exposed brick fireplace with oak bressumer housing gas fire, large bay window to front elevation, exposed joinery to ceiling, double radiator,

Dining room

13'9 x 8'3 (4.19m x 2.51m)

Open from living room, double radiator, carpeted flooring, double glazed french doors leading to the rear terrace from dining end, internal door to kitchen.

Kitchen / Breakfast room

13'9 x 10'6 (4.19m x 3.20m)

Dual access from hall and dining room via internal doors, double aspect room with double glazed windows to rear and side elevations, ceramic tiled flooring, kitchen comprises a range of fitted base and wall units with solid oak shaker style doors with ceramic tiled worktops, matching up stands and sills, one and half bowl with mixer taps, space for freestanding fridge / freezer, two spaces under counter for white goods, newly installed fitted Rayburn oven, with canopy and lighting above, separate two ring gas hob.

Side porch

6'2 x 5'9 (1.88m x 1.75m)

Internal glazed door from hall, quarry tiled flooring, external door to side, wall lighting.

Stairs and landing

Carpeted stair and landing, access to loft above, loft space partially boarded., further eaves storage cupboard which has also been boarded.

Master bedroom

12'7 x 10'6 (3.84m x 3.20m)

Internal door from landing, carpeted flooring, double glazed window to rear elevations, airing cupboard, wardrobe with hanging rail and shelving above, internal door to en-suite.

En-suite shower room

10'6 x 4'7 (3.20m x 1.40m)

Carpeted flooring, window to rear, single radiator, low level WC, pedestal basin with ceramic wall tiling, shower enclosure with screen door, wall mounted shower mixer with low level controls, shaver points and extractor.

Bedroom 2

13' x 11'9 (3.96m x 3.58m)

Internal door from landing, carpeted flooring, window to front elevations with radiator beneath, eaves storage which has been boarded, fitted cupboard with shelving.

Bedroom 3

11'9 narrowing to 9'7 x 9'2 (3.58m narrowing to 2.92m x 2.79m)

Internal door from landing, carpeted flooring, window to front, fitted cupboards, single radiator.

Family bathroom

12'6 x 9'2 (3.81m x 2.79m)

Internal door from landing, carpeted flooring, window to rear elevations, pedestal basin and low level WC, bath suite with ceramic wall tiling and chrome telephone style shower controls, single radiator.

Gardens

A beautiful well stocked rear garden encompassed by flowering shrub borders and mature hedgerow, laid to lawn with large paved rear terrace with pergola and climbers, additional side terrace, shed over hard standing, external door to garage, exterior lighting.

Tandem Garage

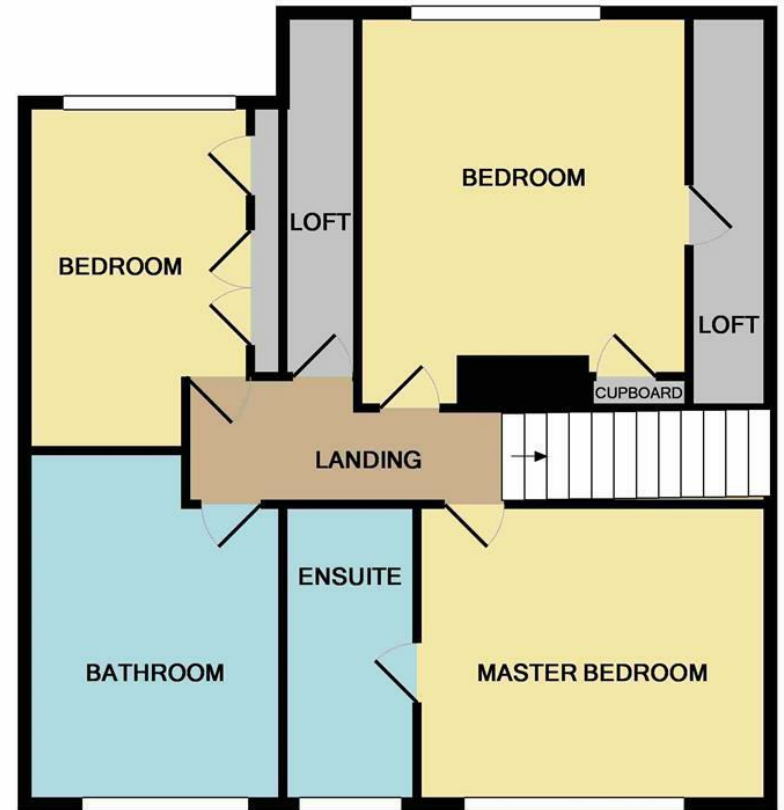
24'9 x 10'2 (7.54m x 3.10m)

Tandem garage with an electrically operated up and over door, window and door to rear, power and lighting.





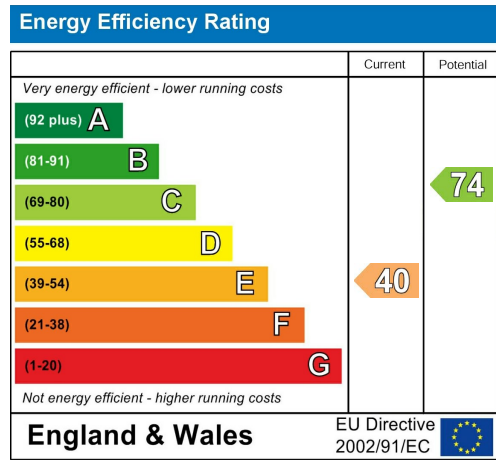
GROUND FLOOR
APPROX. FLOOR
AREA 952 SQ.FT.
(88.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 704 SQ.FT.
(65.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1656 SQ.FT. (153.9 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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