

**RUSH
WITT &
WILSON**



**Heather Bank, Main Street, Beckley, East Sussex, TN31 6RJ.
£479,950 Freehold**

A delightful two bedroom detached bungalow located within the highly desirable Village of Beckley situated just 6 miles west of the Cinque Port Town of Rye. Accommodation comprises a 22ft living room with open fireplace and adjoining conservatory, shaker style kitchen, two spacious double bedrooms and well appointed shower room suite. Outside enjoys a private rear garden, laid to lawn with a choice of paved seating areas and established flower beds complete with garden shed. To the front offers ample off road parking and attached single garage with adjoining workshop. The neighbouring Village of Northiam is located just two miles away offering a range of amenities to include a choice of convenience stores, bakery and award winning Doctors surgery with dispensary. Further High Street shopping is available at both Tenterden and Rye just a short drive away.



Front

Tarmac driveway to front providing ample off road parking leading to an attached single garage, banked border with planted Heathers, paved terrace with steps to front lawn hosting a variety of planted borders and seating area, high level gate with access to side passageway and rear, external lighting.

Reception hall

13'6 x 7'7 (4.11m x 2.31m)

Part-glazed UPVC front door with matching sidelight windows, wood effect vinyl flooring, access panel to loft with pull down ladder, light, power and phone point, electric radiator, airing cupboard with slatted shelving, high level wall cupboard housing the consumer unit and electric meter.

Living room

22' x 12' (6.71m x 3.66m)

Internal glazed timber door, carpeted flooring, UPVC window to front aspect, open fireplace with decorative tile and timber surround over a polished stone hearth, internal UPVC French doors with sidelight windows to the adjoining conservatory, two electric radiators, variety of power points, TV point.

Conservatory

13' x 9'7 (3.96m x 2.92m)

UPVC French doors with sidelight windows, wood effect laminate flooring, UPVC windows to each side and rear aspects, further UPVC external glazed door to side, pitched glazed roof, power points, painted timber wall panelling.

Kitchen

13'2 x 10' (4.01m x 3.05m)

Internal glazed timber door, decorative tile effect vinyl flooring, UPVC window to rear, internal glazed timber door to rear porch, larder cupboard with shelving, painted timber wall panelling, kitchen hosts a variety of matching base and wall units with painted shaker style doors and scrolled furniture beneath stone effect laminated counter tops, tile splashbacks, space for freestanding oven, under counter spaces for washing machine, dishwasher and fridge, inset single stainless bowl with drainer and tap, above counter level power points.

Rear porch

4'7 x 4' (1.40m x 1.22m)

Internal glazed door from kitchen, decorative tile effect vinyl flooring, part glazed external door with sidelight window to rear, painted timber wall and ceiling panelling, power point.

Bedroom 1

13'8 x 12' (4.17m x 3.66m)

Internal door, carpeted flooring, UPVC windows to front and side aspects, electric radiator, light, power points.

Shower room

8'5 x 5'3 (2.57m x 1.60m)

Internal door, carpeted flooring, to obscure glazed UPVC windows to side aspect, push flush WC, heated towel rail, push flush WC, floor to ceiling wall tiling, light, shaker style vanity unit with large wash basin and cupboards below, large corner shower enclosure via screen doors and wall mounted Mira power shower.

Bedroom 2

12'3 x 8'9 (3.73m x 2.67m)

Internal door, carpeted flooring, UPVC window to rear aspect, electric radiator, light, power points.

Rear garden

Paved terrace led from the rear elevations with high level gate to side and passageway to front, external lighting and tap, external door to workshop and garage, gutter-fed water butt, garden is laid to lawn hosting a variety of well stocked borders enclosed by part mature hedgerow and Laurel, planted rose borders and ornamental Acer trees, central path leading to a paved terrace to one end complete with compost area and shed, aggregate area with timber edged fruit beds, aluminium garden store.

Garage

16'8 x 10' (5.08m x 3.05m)

Manual up and over door to front, power points, light, sliding internal door to workshop to rear.

Workshop

10' x 10' (3.05m x 3.05m)

External door to rear, internal sliding door to garage, power points, light, window to rear.

Services

Electric heating.

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
1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA: 1197 sq.ft. (111.2 sq.m.) approx.

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	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(69-81) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
80		39	

England & Wales

EU Directive
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