

**RUSH
WITT &
WILSON**



**4 Roberts Row, Whitebread Lane, Beckley, East Sussex, TN31 6TY.
£245,000 Freehold**

A charming two bedroom mid-terraced grade II listed cottage located within the highly sought Village of Beckley. This delightful home comprises living room with exposed joinery and wood burning stove, light kitchen with range cooker and stable door to the rear gardens, two double bedrooms and stylish main bathroom suite. Gardens to front and rear, the latter with brick built outbuilding/store and a further timber potting shed/store. The property will undoubtedly appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase. Offered CHAIN FREE and available for early occupation if required. On street parking is available across the road from the premises in Hobbs Lane.



Front

Low level wrought iron gate leading to shingled pathway (right of way access) , storage area of bins, front garden enclosed painted picket fence and gate, laid to lawn with brick edged perennial and rose borders, seating area over plum slate chippings, external light, painted hardwood stable front door.

Living room

12'8 x 11'1 (3.86m x 3.38m)

Exposed brick flooring, timber window to front aspect, open access to kitchen, exposed ceiling joinery, exposed brick fireplace with Oak mantle and cast iron wood burning stove over a brick hearth, selection of power points, electric panel radiator, wall lights, TV point, cupboard housing the consumer unit.

Kitchen

10'3 x 8'8 (3.12m x 2.64m)

Open access from living room, step down to Oak effect laminate flooring, exposed ceiling joinery, timber window and external stable door to rear, ceiling LED downlights, electric panel radiator, open tread timber staircase with rope handrail to first floor, cupboard below, kitchen hosts a selection of fitted base units with painted tongue and groove doors beneath Oak block worksurfaces, bevelled metro tile splashbacks and selection of above counter level power points with USB charging ports, inset one and half ceramic bowl with drainer and swan neck tap, fitted Leisure range style oven with five ring gas burner (bottle fed).

Stairs and landing

Timber staircase to split first floor landing space, exposed timber flooring, steps to raised carpeted landing serving bedroom 1 and main bathroom.

Bedroom 2

8'8 x 7'6 (2.64m x 2.29m)

Internal Pine door, Oak laminate flooring, two timber windows to rear aspect, electric wall panel radiator, ceiling light, half height cupboard via pine door, further half height wardrobe complete with hanging rail and cupboard above, power point.

Main bathroom

7'6 x 5'1 (2.29m x 1.55m)

Internal timber door, Oak effect laminate flooring, access panel to loft, pedestal wash basin, wall mounted mirror, ladder heated towel rail, panel bath suite with glass splashback, traditional style fittings and shower screen, push flush WC, ceiling down lights and extractor fan.

Bedroom 1

11'1 x 9'3 narrowing to 8' (3.38m x 2.82m narrowing to 2.44m)

Internal pine door, carpeted flooring, timber window to front aspect, exposed brickwork to chimney breast, exposed joinery, wall lights, electric panel radiator, power points.

Rear garden

External stable door from kitchen to area of hardstanding, right of way access through No.6 & 7, trellised archway leading to paved seating area and lawn enclosed by panelled fencing, planted shrub borders, raised terrace and shed to one end, brick outhouse with power, light and plumbing (5'2 x 3'8).

Services

Electric heating system.

Mains drainage.

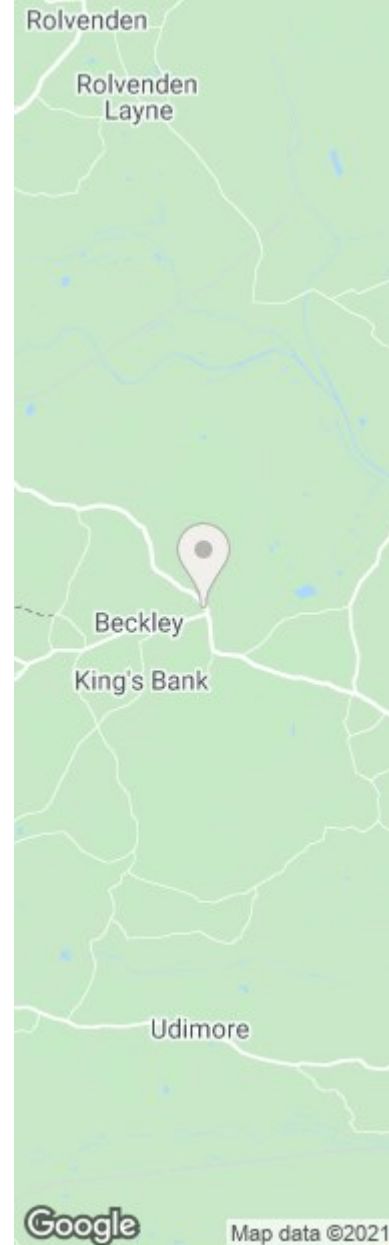
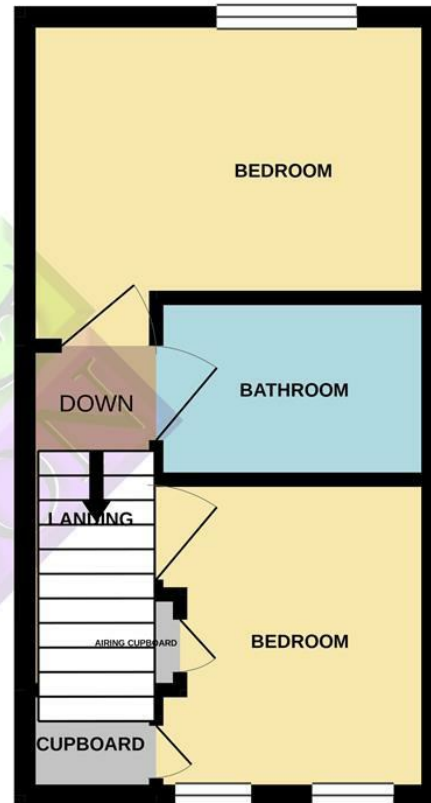
Local Authority - Rother District Council.

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.







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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