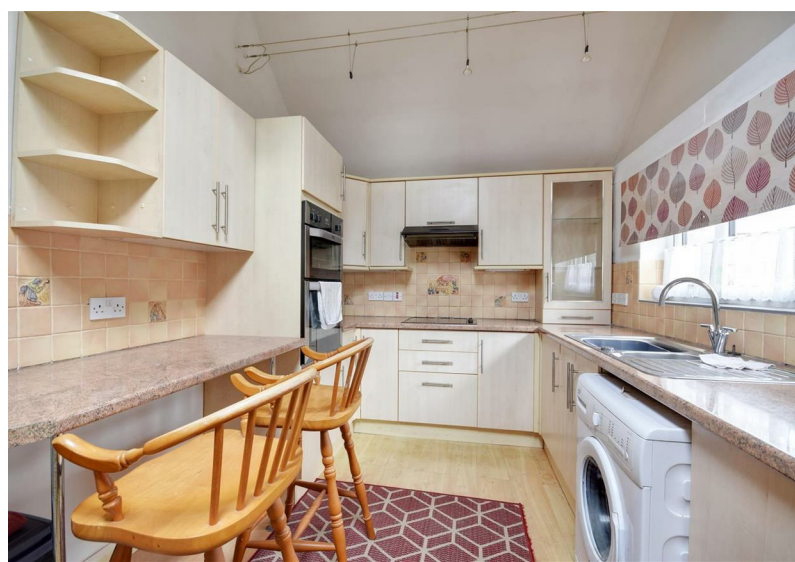


**RUSH
WITT &
WILSON**



**Old School Teachers House, Main Street, Beckley, East Sussex, TN31 6RN.
£435,000 Freehold**

CHAIN FREE - A charming two bedroom detached bungalow located in the heart of Beckley Village with large garden backing onto farmland. Accommodation comprises an 18ft living / dining room with wood burning stove, kitchen / breakfast room, 23ft conservatory / garden room, two spacious double bedrooms and main shower room suite. Outside enjoys a generous south-facing rear garden, predominantly laid to lawn with summer house enjoying a pleasant aspect to farmland to the rear. To the front provides off road parking for two vehicles. The property is conveniently located to the well regarded Village Primary School and just a short drive to Rye offering a range of High Street shopping and leisure facilities, mainline station to London and access to Camber Sands.



Front

Area of hard standing to side elevations providing off road parking, high level brick wall with wrought iron gate to rear garden, UPVC part-glazed door to side elevations.

Entrance hallway

10'1 x 4'1 (3.07m x 1.24m)

Carpeted flooring, ceiling downlights, UPVC bay window to front aspect with radiator below, light, power point. phone point.

Bedroom 2

13'5 x 9'8 (4.09m x 2.95m)

Internal ledged door, internal UPVC window to garden room with radiator below, exposed joinery, cupboard via louvre doors, power points, ceiling light.

Living / dining room

18' x 13'3 (5.49m x 4.04m)

Internal door from hall, carpeted flooring, UPVC window to front aspect with radiator below, vaulted ceiling with exposed joinery, exposed brick fireplace housing a cast iron wood burning stove over a slate hearth, variety of power points, TV point, open access to adjoining garden room, radiator, internal door to lobby serving kitchen / breakfast room, shower room and bedroom 1, pendant and wall lighting.

Garden room

23' x 6'2 (7.01m x 1.88m)

Open access from living room, carpeted flooring two low level radiators, variety of power points, wall lighting, internal UPVC window to bedroom 2, pitched glazed roof, UPVC windows and French doors to the rear elevations.

Lobby

Internal door, carpeted flooring, access panel to loft over, power point, consumer unit.

Kitchen / breakfast room

12'4 x 8'4 (3.76m x 2.54m)

Painted ledged door, oak effect laminate flooring, UPVC window to rear aspect, further Velux window to side with fitted black out blind, kitchen hosts a variety of matching base and wall units with timber effect laminated doors beneath stone effect laminated roll top counter tops incorporating breakfast bar, integrated oven and grill, space for freestanding fridge / freezer, inset four ring electric hob with extractor canopy and light over, tile splashbacks and a variety of above counter level power points, inset one and half stainless bowl with drainer and tap, under counter space for washing machine, wall mounted boiler.

Shower room

6'3 x 6'2 (1.91m x 1.88m)

Internal ledged door, ceramic tile flooring, obscure UPVC window to side aspect, freestanding vanity unit, push flush WC, heated towel rail, large walk-in shower with electric shower.

Bedroom 1

11'8 x 10'4 (3.56m x 3.15m)

Internal ledged door, carpeted flooring, UPVC bay window to front aspect with radiator below, ceiling joinery, airing cupboard with slatted shelving, power points, light.

Rear gardens

Private south facing rear garden predominantly laid to lawn enclosed by part fenced and established tree boundaries, area of hard standing to one corner housing the oil tank and summer house, variety of specimen trees, external lighting power point and tap, external glazed double doors to garden room to rear.

Services

Oil-fired central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

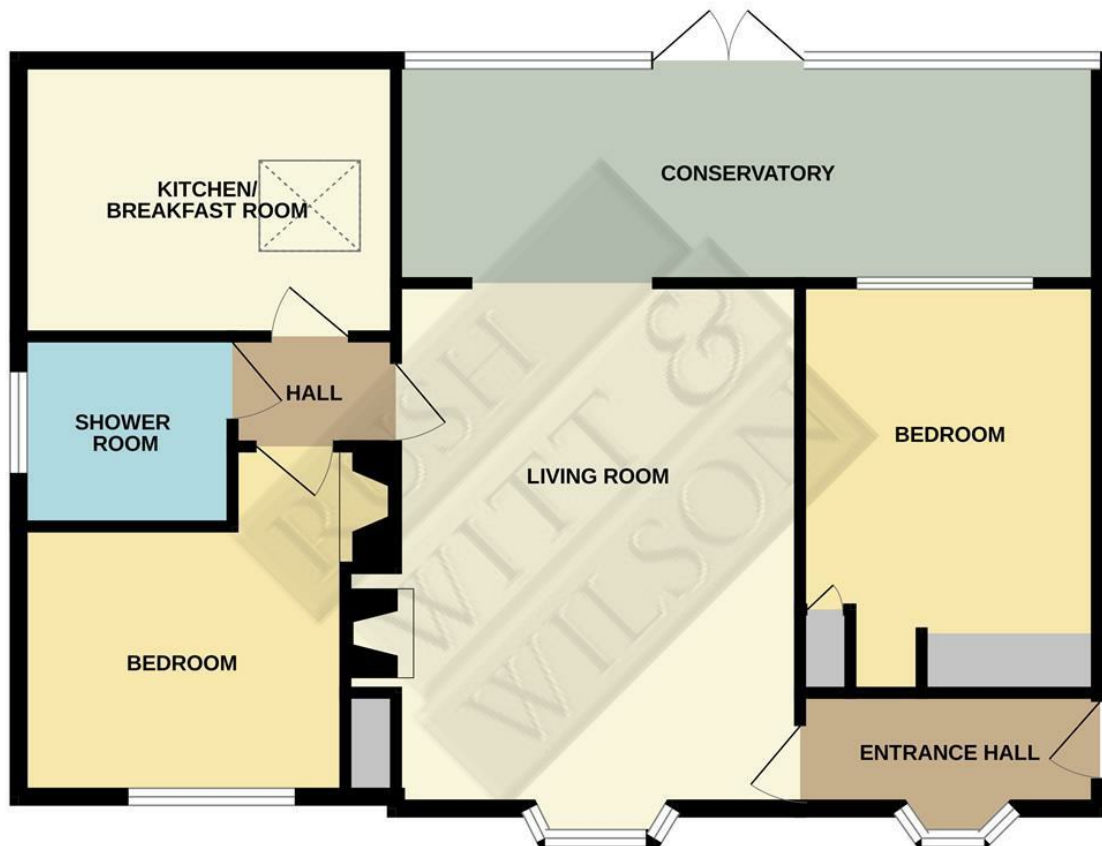
Agents note

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.





GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
		73			
		44			

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

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