

**RUSH
WITT &
WILSON**



**Maskot, Hobbs Lane, Beckley, East Sussex, TN31 6TN.
£475,000 Freehold**

A spacious 4 bedroom detached chalet style residence occupying semi-rural lane location within the highly desirable Village of Beckley just 5 miles west of the Cinque Port town of Rye.

This delightful home enjoys light, well balanced and versatile living accommodation comprising a generous 22' L-shape living / dining room with inset wood burning stove, kitchen / breakfast room, garden room / study, generous double bedroom and ground floor shower room. To the first floor are three principal bedrooms consisting of two spacious double bedrooms, further single bedroom and main family bathroom suite. Outside enjoys a delightful private rear garden, laid to lawn with established, well stocked borders leading from a paved terrace. A trellised rose-covered archway then leads to a vegetable/kitchen garden to one end with various raised beds, greenhouse, cold-frame and large garden shed. To the front offers an extensive area of lawn with planted rose, perennial and heather beds, ample off road parking with turning bay and single garage. CHAIN FREE.



Front

Private entrance providing extensive off road parking over hard standing, turning bay, extensive front garden laid to lawn hosting a selection of well-tended perennial borders, rose and heather flower beds, Oak tree and Beech hedgerow to front, pathway to front leading from driveway to eastern elevations enclosed by closeboard fence, UPVC door to kitchen, external tap, wrought iron gate to rear gardens, further parking to western elevations, obscure glazed front door, access to garage, closeboard fence with gate to rear, PIR light.

Entrance hallway

Accessed via obscure glazed front door, carpeted flooring with original parquet flooring underneath, carpeted staircase to first floor, ceiling light, radiator, power and telephone / broadband point, cupboard housing the floor-mounted boiler.

Living / dining room (L-shaped)

22'1 x 17'9 (6.73m x 5.41m)

Internal glazed door, carpeted flooring with original parquet flooring underneath, two UPVC windows to front aspect each with radiators below, stone fireplace housing an inset STOVAX wood burning stove with stone hearth, serving hatch to kitchen, ceiling and series of wall lights, various power points, TV point.

Bedroom 4

10'6 x 9'7 (3.20m x 2.92m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, ceiling light, two single power points.

Kitchen / breakfast room

12'4 x 10'7 (3.76m x 3.23m)

Internal glazed door, tile effect vinyl flooring, obscure glazed UPVC external door and window to side aspect, kitchen comprises a range of fitted base and wall units with laminated doors and work surfaces over, inset one and half stainless bowl with drainer and mixer tap, four ring NEFF gas hob, extractor canopy with light over, tile splash backs, integrated NEFF double-oven with grill over, integrated dishwasher, plumbing for washing machine, space for freestanding fridge and breakfast table, ceiling light, single radiator, selection of power points.

Ground floor shower room

8' x 5'6 (2.44m x 1.68m)

Internal door, ceramic tile flooring, ceramic wall tiling, single radiator, obscure UPVC window to side aspect, combination vanity unit comprising push flush WC and wash basin with cupboard space below, corner shower enclosure with screen doors and concealed shower mixer, wall mounted mirror, towel rail, ceiling down lights and extractor fan.

Garden room / Study

11'1 x 6'9 (3.38m x 2.06m)

Internal glazed door, tile vinyl flooring, single radiator, external UPVC door and sidelight window to rear terrace and gardens.

Stairs and landing

Carpeted staircase and landing, ceiling light, access panel to loft over, large walk-in airing cupboard complete with light and slatted shelving.

Bedroom 1

14' x 12'4 (4.27m x 3.76m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, selection of power points, eaves storage cupboard, cupboard complete with built in shelving and hanging rail.

Bedroom 2

12'4 x 9'8 (3.76m x 2.95m)

Internal door, Beech effect laminate flooring, UPVC window to rear elevations with radiator below, eaves storage cupboard, ceiling light, power points.

Bedroom 3 (L-shaped)

10'2 x 10' (3.10m x 3.05m)

Internal door, carpeted flooring, UPVC window to side aspect with radiator below, power point.

Family bathroom

7'1 x 5'8 (2.16m x 1.73m)

Internal door, stone effect vinyl flooring, obscure glazed window to side aspect, ceramic wall tiling, concealed WC, vanity unit with ceramic wash basin and cupboard space below, ceiling light, wall mounted mirror with light, tile panel bath and heated towel rail.

Rear garden

Privately enclosed rear garden with paved terrace from rear elevations, gate with access to side elevations, area behind garage housing oil-tank and garden shed, enclosed by a combination of panelled fencing and mature hedgerow, laid to lawn flanked by established borders with a variety of flowering shrubs and perennials. Archway to one end leading to vegetable garden with various raised beds, cold-frame, greenhouse over hard standing and further large garden shed with gutter fed water butt.

Garage

18' x 9' (5.49m x 2.74m)

Manual up-and-over door to front, window to rear, ceiling light, workbench, power point, consumer unit.

Services

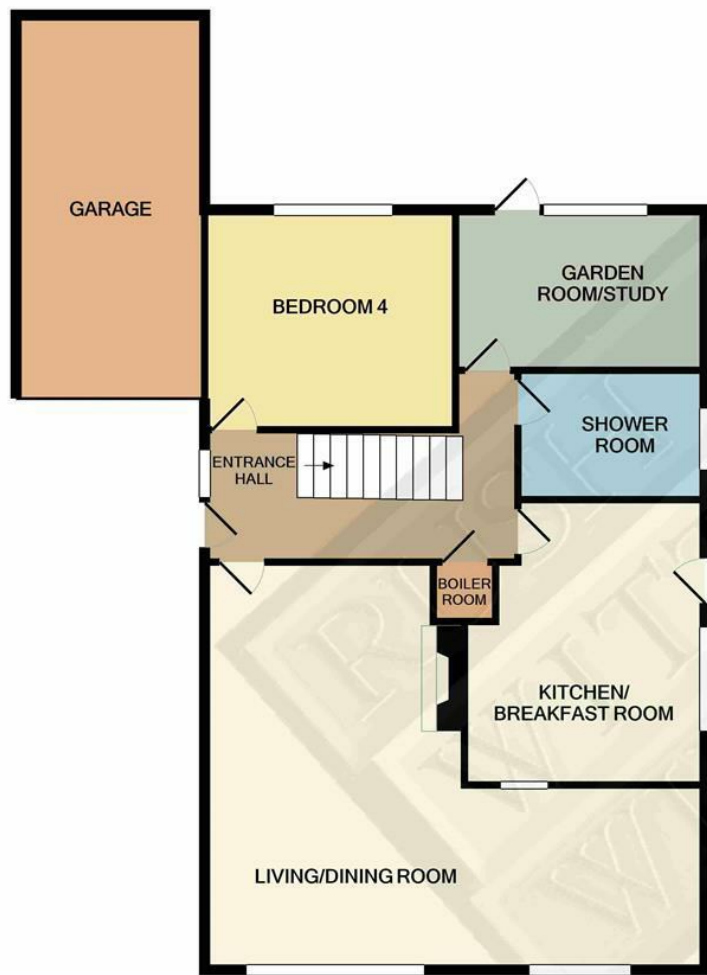
Oil-fired central heating system (1200ltr oil tank)
Solar thermal panel providing most of the hot water.
Mains Drainage.
Local Authority - Rother District Council. Band E

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
APPROX. FLOOR
AREA 883 SQ.FT.
(82.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 738 SQ.FT.
(68.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1621 SQ.FT. (150.6 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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