

**RUSH  
WITT &  
WILSON**



**Holly Lodge, Whitebread Lane, Beckley, East Sussex, TN31 6TY.  
£595,000 Freehold**

**CHAIN FREE - A spacious four bedroom detached chalet style property newly constructed in 2012 set within a sought after Village in an Area of Outstanding Natural Beauty providing easy access to the neighbouring Cinque Port towns of Tenterden and Rye. Accommodation on the ground floor offers a spacious living room to the front with large bay window and fireplace housing a multi-fuel stove, open plan kitchen / dining room with bi-folding doors to the rear garden, adjoining utility room and downstairs cloakroom. On the first floor are four principle bedrooms including an en-suite shower room to the master bedroom and the main family bathroom. Outside, a private easterly facing landscaped rear garden with paved patio area, access on both sides and shed/workshop. To the front offers ample off road parking via gated entrance and detached single garage.**



## **Front**

Shingled entrance with brick edging leading to wooden five bar gate, ample off road parking over hard standing, post and rail fence with laurel hedging to front and lawned area, detached single garage with exterior lighting, flowering shrub borders, close board fencing to side elevations and gate to side, covered car port leading to entrance front door, further close board fencing with gate to rear, external light.

## **Entrance hall**

Composite half glazed front door, carpeted flooring and staircase to first floor landing, storage cupboard with hanging rail and shelving above, single radiator, under stair storage cupboard.

## **Cloakroom**

Oak veneer door with walnut inlay, carpeted flooring, single radiator, corner wash basin with cupboard beneath, ceramic splash backs, low level WC, extractor.

## **Kitchen / dining room**

22'9 x 14' (6.93m x 4.27m)

Internal oak veneer glazed door with walnut inlay, oak flooring, double aspect room with window and bi-fold doors to rear, window to side with radiator beneath, ceiling down lighters, kitchen comprises a range of fitted base and wall units with wood effect high gloss doors and nickel fittings beneath granite effect laminated roll top work surfaces, Leisure range oven with five ring gas hob, extractor and lighting above, integrated dishwasher, space for freestanding fridge, ceramic splash backs, single radiator and internal door to utility room.

## **Utility room**

9'5 x 8'4 (2.87m x 2.54m)

Oak veneer door with walnut inlay, ceramic flooring, single radiator, obscure double glazed door to side with sidelight window, cupboard housing boiler, fitted base unit with one and half stainless bowl and mixer taps, space under counter for white goods x 2.

## **Living room**

23' x 15'6 (7.01m x 4.72m)

Oak veneer glazed door with walnut inlay, carpeted flooring, double aspect room to front and side elevations, large bay window to front with radiator beneath, window to side with radiator beneath, feature fireplace with stone surround and hearth housing a multi-fuel stove, decorative cornice and wall mounted lighting.

## **Stairs and landing**

Carpeted staircase and first floor landing, single radiator, Velux window to side, linen cupboard with shelving, further single radiator, access panel to loft above.

## **Master bedroom**

15'5 x 12'6 (4.70m x 3.81m)

Internal door, carpeted flooring, window to front with radiator beneath, internal door to en-suite, TV and internet connections.

## **En-suite shower room**

Internal door, tile effect vinyl flooring, chrome heated towel rail, Velux window to side, low level WC, pedestal basin, ceiling down lighters and extractor, shower enclosure with bi-fold doors and wall mounted shower.

## **Bedroom 2**

11'5 x 10'3 (3.48m x 3.12m)

Internal door, carpeted flooring, window to rear with radiator beneath, TV and internet connections.

## **Bedroom 3**

16'x 6'6 (4.88m x 1.98m)

Internal door, carpeted flooring, window to rear with radiator beneath, built in wardrobe to eaves with mirrored sliding doors, hanging rail and shelving above, TV and internet connections.

## **Bedroom 4**

13'5" x 10'0" (4.11m x 3.05m)

Internal door, carpeted flooring window to front elevations with radiator beneath, Velux window to side, TV and internet connections.

## **Family bathroom**

8'7 x 6'4 (2.62m x 1.93m)

Internal door, tile effect vinyl flooring, Velux window to side, ceramic wall tiling, low level WC, shaver points, vanity unit with mixer taps, bath suite with shower over and bi-folding screen door.

## **Rear gardens**

Private easterly facing rear garden with paved patio area and railway sleeper retaining wall, steps extending to lawned enclosed by close board fencing and planted trees, brick edged path side passage to utility with exterior lighting and external tap, gate to front elevations, shed / workshop over hard standing, further gate to side and driveway.

## **Garage**

## **Services**

Mains gas central heating system.

Mains drainage.

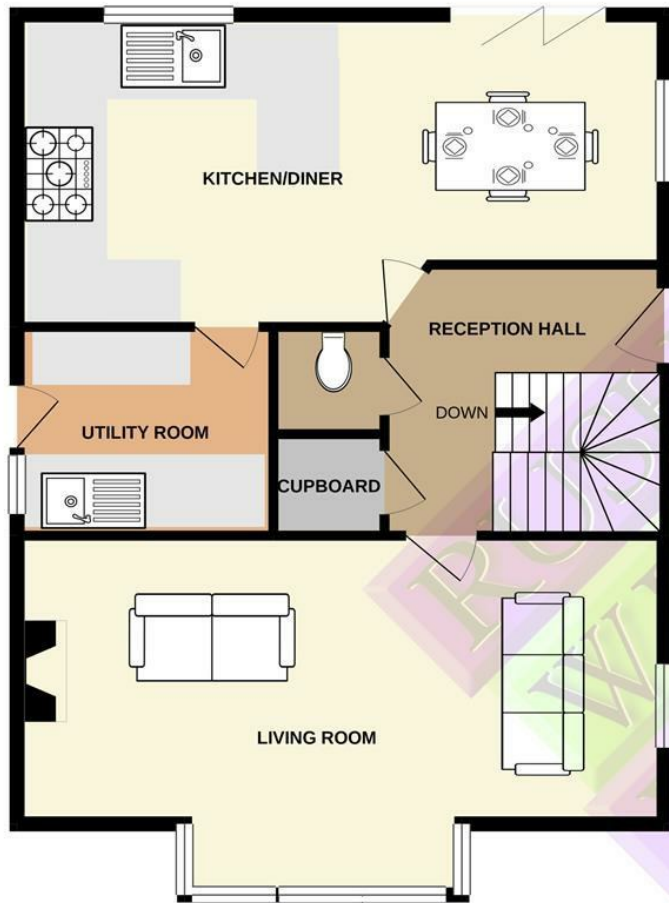
Local Authority - Rother District Council.

## **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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>91</b>	(92 plus) <b>A</b>	<b>86</b>	<b>93</b>
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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