PHILLIPS & STUBBS



coastal + COUNTRY







The property is situated within Beckley village, which is surrounded by undulating countryside in an Area of Outstanding Natural Beauty. The village has an ancient parish church and numerous Grade II Listed buildings, a public house, a primary school graded outstanding by Ofsted. Northiam is 2 miles with local village stores, church, sub post office, doctors' surgery, optician, primary school and veterinary surgery. In the neighbouring village of Peasmarsh is an independent superstore. To the north is the Wealden town of Tenterden with treelined high street and 7 miles to the south is the Ancient Town and Cinque Port of Rye, famed for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants and train services on the Eastbourne to Ashford branch line with fast connections from Ashford to London St Pancras (journey time 37 minutes). Alternatively, Etchingham station is 13.7 miles with connections to London Bridge and Charing Cross.

A detached Victorian house, once a Tailors shop and more recently as a village shop before conversion to residential use, presenting brick elevations set with double glazed windows beneath a pitched tiled roof.

Accommodation
Front door into the entrance hall with doors off to all principal reception rooms, stairs to the first floor. Living room is double aspect with windows to the front and side. Sitting room has a bay window to the front, open fireplace, exposed floorboards. Dining room window to side, electric wood burning style stove. Kitchen with built in units, space for gas cooker and fridge/freezer. Door to Garden/boot room with windows to the side and rear, door out to the garden. Shower room comprising shower cubicle, w.c, wash hand basin. Space and plumbing for a washing machine and tumble dryer, wall mounted gas fired boiler.

First floor landing with window to rear. Bedroom 1 is double aspect with bay window to the front. Bedroom 2 has a window to the side. Bedroom 3 has a window to the front. Family bathroom comprising corner bath, w.c, wash hand basin and exposed floorboards, window to the rear.

Second floor (accessed via a door off the bathroom) attic room with tongue and groove pine boarding, windows to either end, restricted head height.

Outside
There is a driveway providing off road parking and leads around to the south facing rear garden which is of a good size, mainly laid to lawn and includes a further area of garden to both sides. The rear backs onto open fields

Further Information
Local Authority: Rother District Council. Council Tax Band E
Mains gas, electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone and 02
Broadband speed: Superfast 80Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £499,999 Freehold

The Gables Main Street, Beckley, Rye, East Sussex, TN31 6RJ







A detached three bedroom Victorian house situated within the village having a good sized south facing rear garden backing onto fields.

• Detached House in village location • Wrap around garden • Three reception rooms • Kitchen and utility • Garden boot/room • Three double bedrooms and attic room • Large bathroom • Potential to enhance • Driveway for multiple vehicles

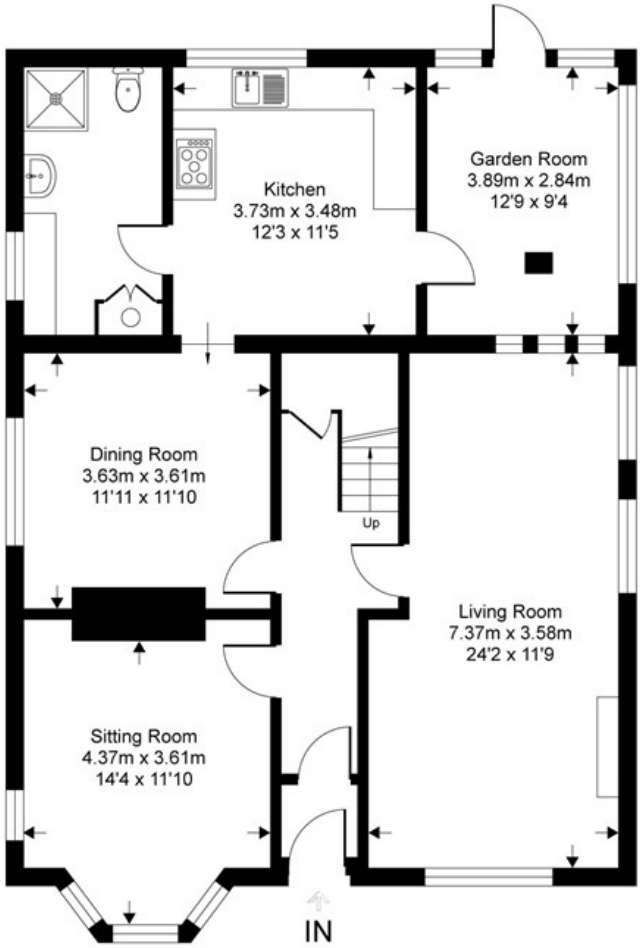


Directions: Approaching Beckley village from the south on the A268, turn left at the mini roundabout, signposted to Beckley and Battle, the property will then be seen after about 1/3 mile on the left hand side, just on the corner/turning into Kings Bank Lane.

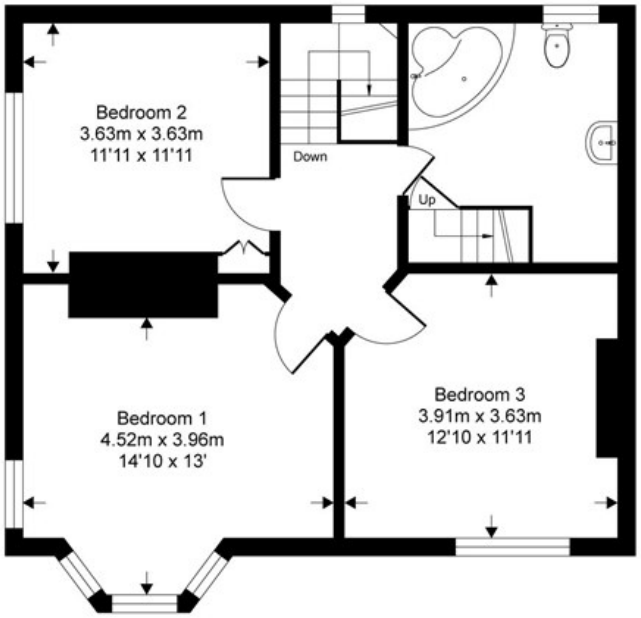
EPC: D
Local Authority: Rother District Council
Council Tax Band: E

The Gables

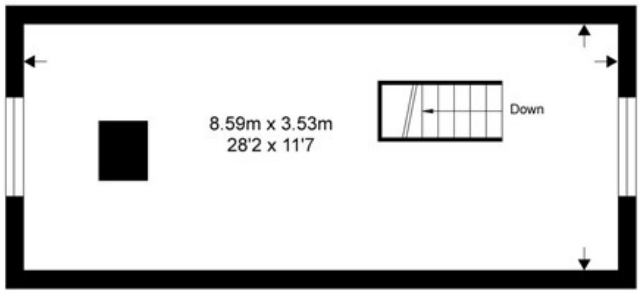
Approximate Gross Internal Area = 192.6 sq m / 2074 sq ft



Ground Floor



First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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