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coastal + COUNTRY

Entrance hall, Living room, Kitchen/dining room, Cloakroom, First floor galleried landing, Bedroom 1 with dressing area and en suite shower room, 2 further bedrooms, Family bathroom, Gas heating, Double glazing, EPC rating C, Enclosed rear garden with additional area beyond, Two allocated parking spaces

The property is situated on a country lane in the village of Beckley, 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 and a primary school. Within two miles is the village of Northiam 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 tree-lined high street, Waitrose and Tesco supermarkets and leisure centre. 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 to London St Pancras (37 minutes). Further train services are available from Etchingham (14 miles) or Robertsbridge (9 miles) stations with connections for London, Charing Cross and Cannon Street (1 hour 16 mins).

The property forms a mid terraced house situated within a small development of similar properties, presenting brick and weatherboard elevations set with double glazed windows beneath a pitched tiled roof.

The accommodation comprises front door into the entrance hall, stairs rising to the first floor with cupboard under. Cloakroom comprising w.c and corner wash hand basin, window to rear. Living room with feature fireplace, window to the front and double doors out to the rear garden. Kitchen/breakfast room fitted with an extensive range of base and wall mounted units incorporating an eye level oven, 4 ring electric hob, one and half bowl sink unit, integrated dishwasher and washing machine. Cupboard housing gas boiler. Space for freestanding fridge/freezer, windows to front and rear.

First floor galleried landing with window to the front having views over nearby fields. Built in cupboard. Bedroom 1 has a window to the front, dressing area with built in wardrobes and en suite shower room comprising corner shower cubicle, w.c, wash hand basin, window to front. Bedroom 2 has a built in double wardrobe and additional storage cupboard, window to front. Bedroom 3 has a window to the rear with views over fields. Family bathroom comprising panelled bath, w.c and wash hand basin, window to the front.

OUTSIDE

The enclosed rear garden is paved and there is a gate leading to an additional small triangular area of vegetable garden. There are two allocated parking spaces.

FURTHER INFORMATION

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

Guide Price £339,950 Freehold

6 Royal Oak Close, Beckley, Rye, East Sussex, TN31 6DD

A modern three bedroom mid terraced house situated off a country lane with enclosed rear garden and two allocated parking spaces.

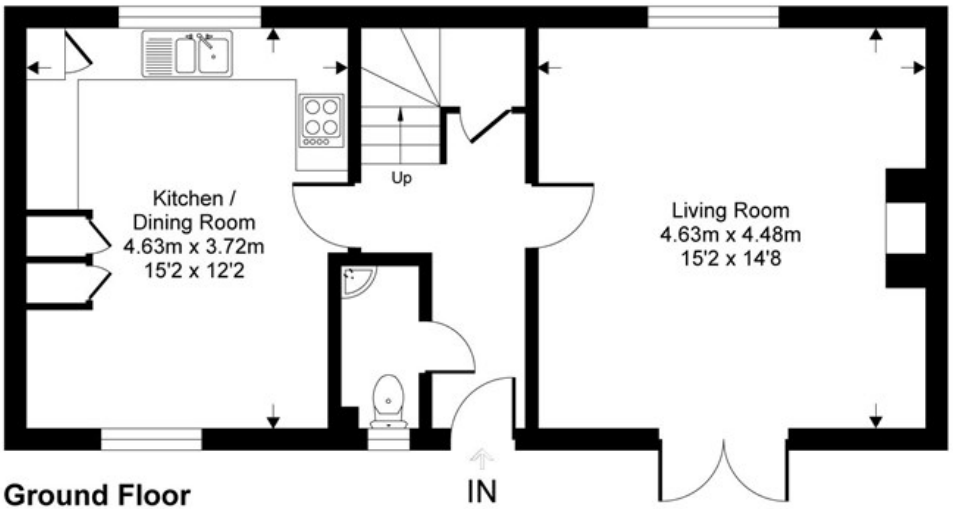
• Living room • Kitchen/dining room • Cloakroom • First floor galleried landing • Bedroom 1 with dressing area and ensuite shower room • Two allocated parking spaces

Directions: Leaving Rye in a northerly direction on the A268 road, pass through Peasmarsh village and then at the mini roundabout turn left into Beckley. Continue into the village along Main Street for about 1/2 a mile then turn left into Kingsbank Lane where the entrance to Royal Oak Close will be seen immediately on the right hand side

EPC: C
Local Authority:
Council Tax Band: D

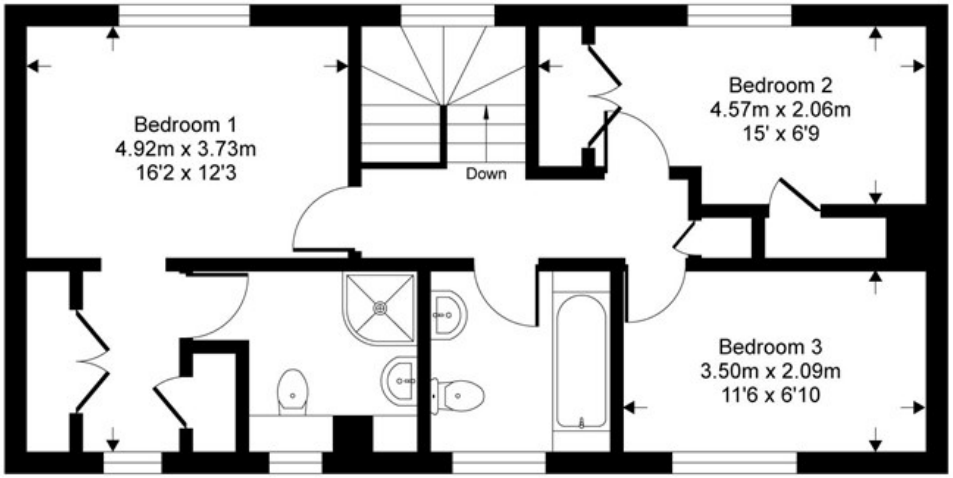
Royal Oak Close

Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft



Ground Floor

Garden
Extends To
5.90m x (19'4)



First Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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