

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 Peasmarsch 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 high speed connections to London St Pancras (journey time 37 minutes).

Forming a detached chalet style house presenting brick elevations set with double glazed windows beneath a pitched tiled roof.

The well presented accommodation comprises front door into a good sized **entrance hall** with stairs rising to the first floor.

Living room has a window to the front and double doors out to the rear garden. Coal effect gas fire.

Dining room has a window to the front and wide opening through to the kitchen.

Kitchen fitted with a good range of base and wall mounted units with granite worksurfaces, integral appliances include electric hob with extractor fan over, double oven, dishwasher and fridge/freezer. Door to the glazed rear lobby with doors out to the garden and integral garage.

Shower room comprising corner shower cubicle, w.c and wash hand basin.

First floor landing, doors to both bedrooms and bathroom.

Bedroom 1 has a range of built in wardrobes and window overlooking the rear garden with views over the field beyond.

Bedroom 2 has a built in cupboard and window to rear.

Outside: To the front there is a block paved driveway providing off road parking and access to the integral single garage which has two windows to the side and internal door to the rear lobby. A side gate leads to the side and rear gardens.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity, gas and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £450,000 freehold

Tintern, Main Street, Beckley, East Sussex TN31 6RG



A well presented two bedroom detached chalet style house with off road parking, garage and enclosed rear garden backing onto farmland.

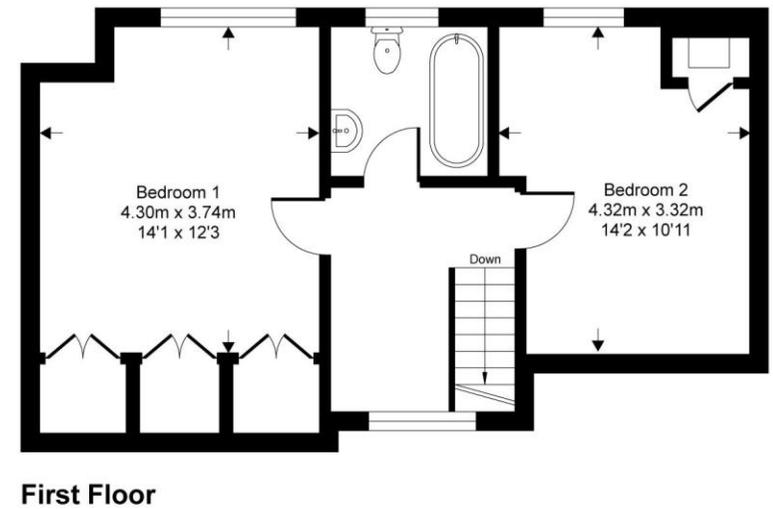
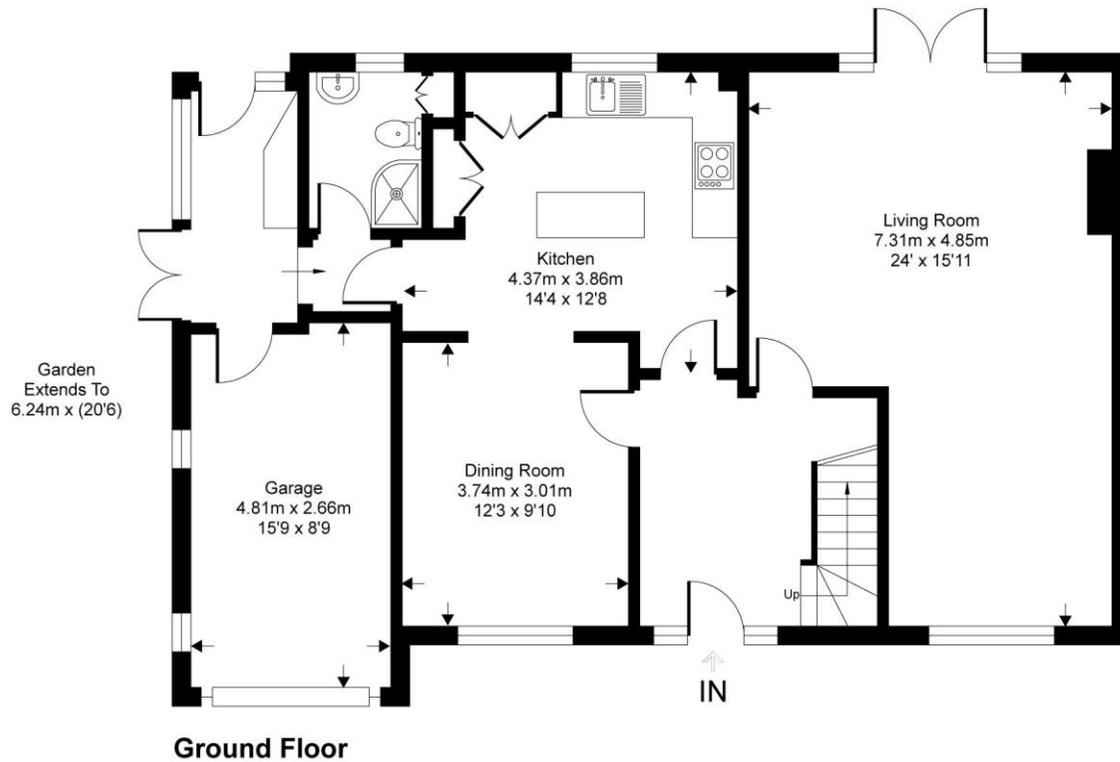
- Entrance hall • Living room • Dining room • Kitchen • Rear lobby/utility • Shower room
- First floor landing • 2 bedrooms • Family bathroom • Gas heating • Double glazing • EPC rating D
- Integral single garage • Off road parking • Garden to rear



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 a short distance on the left hand side.

Main Street

Approximate Gross Internal Area = 123.5 sq m / 1330 sq ft
Approximate Garage Internal Area = 12.5 sq m / 135 sq ft
Approximate Total Internal Area = 136 sq m / 1465 sq ft



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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