

PHILLIPS & STUBBS



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COUNTRY



Situated off the Main Street within Beckley village which offers a public house. The neighbouring village of Northiam is only 2 miles away and offers a wide range of local amenities and shops including a doctors and dentists surgeries, vets, opticians, bakers, post office and DIY store. The Ancient Cinque Port Town of Rye is approximately 6.5 miles to the south, Tenterden with its tree lined High Street is approximately 8 miles to the north. The nearest mainline railway stations are at Robertsbridge and Battle both around 10 miles (journey time from Robertsbridge approx. 85 mins).

Forming a detached house built in the late 1970's presenting brick and tile hung elevations set with double glazed windows beneath a pitched tiled roof.

The accommodation comprises front door into the **entrance hall** with stairs rising to the first floor with two cupboards under. **Cloakroom** comprising w.c, wash hand basin with cupboards under and window to side.

Living room with sliding door onto the rear garden, open fireplace, window to front and wide opening through to **dining room** with window overlooking the rear garden.

Kitchen fitted with a range of base and wall mounted units incorporating an enamelled sink unit, electric cooker point, extractor fan. Space for fridge freezer, window to rear. Door to glazed side lobby with door to garden.

First floor landing with doors off to all bedrooms, window to front.

Bedroom 1 with windows to front and rear.

Bedroom 2 built in wardrobe cupboards and window to front.

Bedroom 3 having window to rear.

Bedroom 4/study having window to rear.

Family bathroom comprising panelled bath with shower attachment, w.c, wash hand basin, tiled splashbacks, window to side.

Separate shower room comprising tiled shower cubicle and window to side.

Outside: To the front there is a driveway providing off road parking and access to the integral garage, light and power connected, oil fired boiler and window to side. A side gate leads to a side garden and around to the rear garden where there is a paved terrace with steps up to an area of lawn with a further seating area and hot tub. The rear bounded by well stocked borders with a variety of flowers and shrubs.

Directions: From Rye proceed out of the town passing through Peasmarsh and you come to a mini roundabout turn left signposted to Beckley B2088, continue into Beckley village passing the primary school on your left. Continue for another 300 metres where the turning into the driveway will be seen on the left.

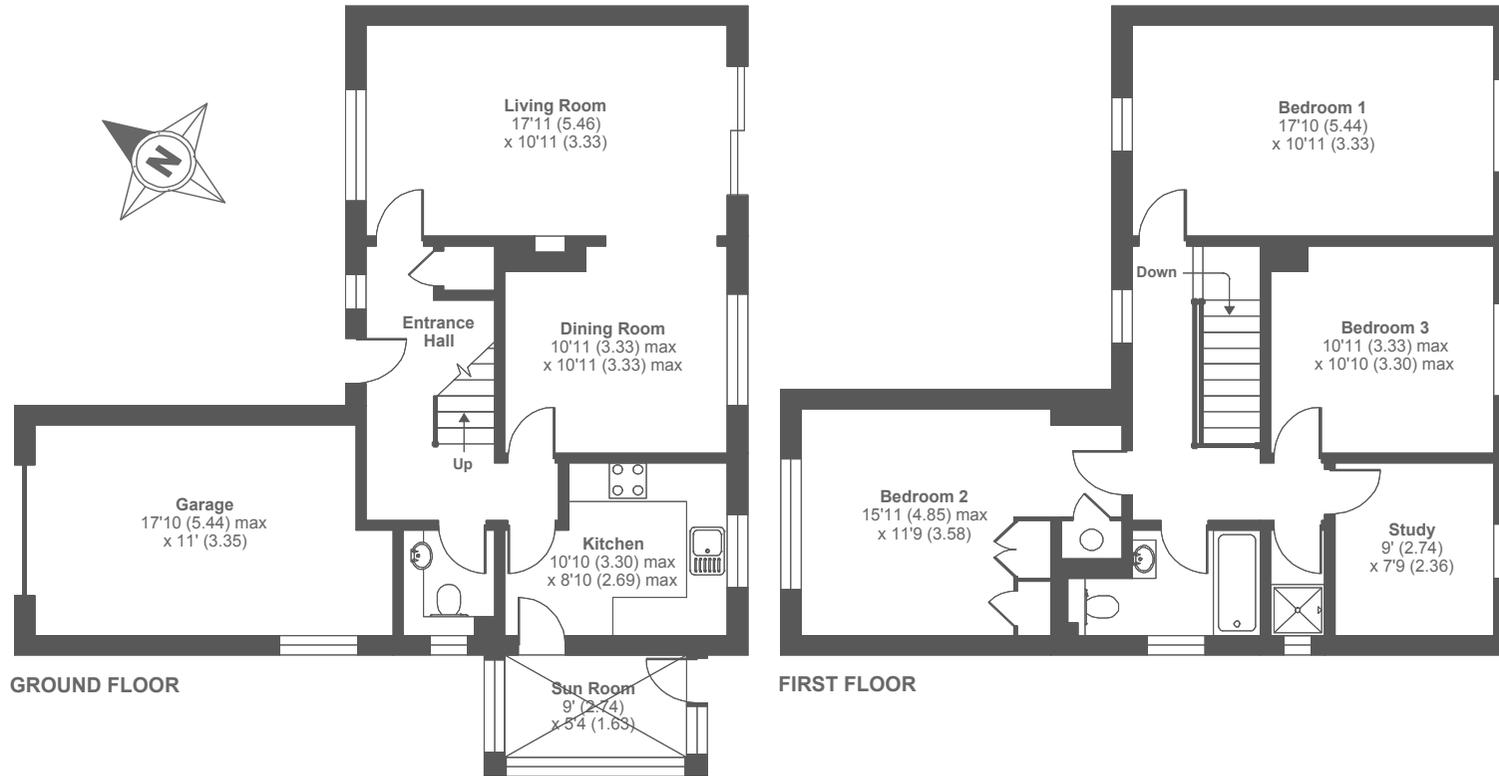
Price guide: £515,000 Freehold

Laurels, Main Street, Beckley, East Sussex TN31 6RR



A four bedroom detached house with off road parking centrally located within the village having a mature well stocked garden to the rear.

- Entrance hall • Living room • Dining room • Kitchen • Cloakroom • Sun room • First floor landing
- 4 bedrooms • Family bathroom • Separate shower room • Double glazing • Oil heating
- Integral garage • Off road parking • Gardens to front and rear • EPC rating E



APPROX. GROSS INTERNAL FLOOR AREA 1565 SQ FT 145.4 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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