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 graded outstanding by Ofsted. Within two miles is the village of Northiam with local village stores, public house, 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) and the Continent. 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).

A modern detached property presented in very good decorative order presenting brick external elevations set with double glazed windows beneath a mansard tiled roof.

Note: In accordance with The Estate Agents Act 1979, we advise that the vendor is a “connected person” as defined by the act.

An open archway links the kitchen which is fitted by Miele with an extensive range of cupboards and drawers beneath granite work surfaces and splashbacks with a double bowl sink unit and mixer tap, oil fired Alpha range cooker, wall cupboards, a matching moveable island unit, integrated dishwasher, tiled floor and downlighting.

Adjacent is a utility room with a window to the rear, a roof lantern, a door to outside, fitted work top with inset sink, storage cupboards, integrated wine chiller and below counter space for a washing machine and tumble drier. Also on the ground floor is a shower/cloakroom with a close coupled w.c, pedestal wash basin and shower enclosure.

On the first floor, bedroom 1 has fitted wardrobe cupboards to one wall. There are two further double bedrooms and a bath/shower room with a tiled floor and contemporary white fitments comprising a close coupled w.c, shower enclosure, a wall mounted wash basin and an oval bath.

Outside: To the front of the house is a hedge enclosed garden set down to lawn with flower and shrub borders and a paved path to the front door. To one side is a herringbone pattern brick driveway leading to a detached double garage with an electric up and over door to the front, a personal side door and windows to the rear. Immediately to the rear of the house is a wide paved terrace overlooking the adjoining farmland. Very much a feature of the property is the secluded principal area of garden which is triangular in shape and extends to about 75’ x 55’ maximum, being set down to shaped lawn with cottage flower beds, shrub borders, Acers, Honeysuckle, a mature Catalpa tree and a gravel walkway with raised rose and lavender beds. Note: The field immediately adjoining the property to the rear is owned by the Blue Cross. Owing to the closure of the Charity’s local Rescue Centre, is considering various options including a possible sale of the field. The current owner and neighbours have expressed an interest. Details upon request.
Guide price: £499,950 Freehold

The Corner House, Kingsbank Lane, Beckley, Near Rye, East Sussex TN31 6RU

A well presented modern detached village house affording well proportioned accommodation over two floors together with a mature garden, a double garage and off road parking for several vehicles.

- Hall
- Living room
- Open plan dining room & kitchen
- Utility room
- Shower/cloakroom
- Landing
- Three double bedrooms
- Bath/shower room
- Fully double glazed
- Oil central heating
- EPC rating E
- Garden
- Double garage
- Off road parking for several vehicles
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 and Kingsbank Lane will be seen on the left hand side. The Corner House is then the second property on the left.
The Corner House, Kings Bank Lane, Beckley, Rye, TN31

APPROX. GROSS INTERNAL FLOOR AREA 1694 SQ FT 157.4 SQ METRES (INCLUDES GARAGE)

Garage
19'10 (6.05) max
x 16'3 (4.95) max

Living Room
22' (6.71)
x 10'9 (3.28)

Dining Room
10'11 (3.33)
x 10'10 (3.30)

Utility
11'10 (3.61)
x 8' (2.44)

Kitchen
11' (3.35)
x 10'6 (3.20)

Bedroom 1
14'1 (4.29) max
x 11'7 (3.53) into bay

Bedroom 2
14'1 (4.29) max
x 10'7 (3.23) into bay

Bedroom 3
12'5 (3.78)
x 10' (3.06)

While 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.

Copyright nichecom.co.uk 2018   Produced for Phillips & Stubbs   REF : 316637
Viewing Arrangements: Strictly by appointment with Phillips & Stubbs

Important Notice:
Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.

47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338  rye@phillipsandstubbs.co.uk
Mayfair Office, 15 Thayer Street, London W1U 3JT 0870 1127099  mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk