



'Our Focus Determines Your Reality'



Main Street
Beckley
East Sussex
TN31 6TL



Sitting Room * Kitchen/Dining Room * Cloakroom

Two Double Bedrooms * One Further Bedroom
Family Shower Room

Enclosed Garden with Terracing



DELIGHTFUL GRADE II LISTED COTTAGE

Displaying many period features and located within the sought after village of Beckley, this delightful Grade II Listed double fronted mid-terrace cottage once formed part of the village pottery and was home and workshop to a celebrated potter and, believed to be, real life princess.

Understood to date from the 19th Century, the accommodation consists of a sitting room with log burner stove leading into an 'L' shaped double aspect kitchen/dining room and a cloakroom on the ground floor. On the first floor there are two double bedrooms, an additional single bedroom and a family shower room.

Outside the cottage sits behind a white picket fence with a path leading across a gravel terrace to the front door. A gate leads through a passage to a paved terrace to the rear which adjoins an area of lawn, flower and shrub beds and an elevated terrace with views over the adjoining meadow.



BECKLEY

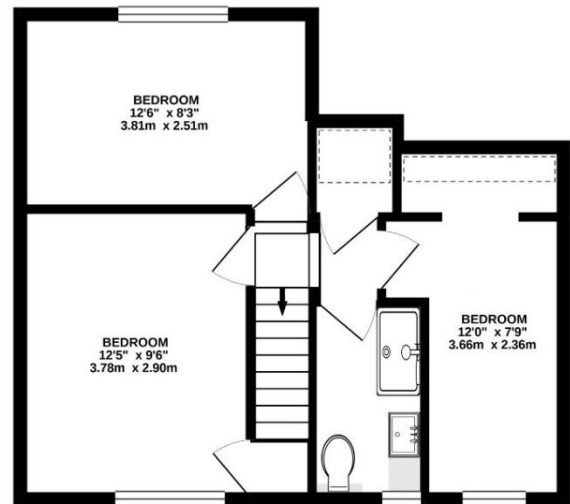
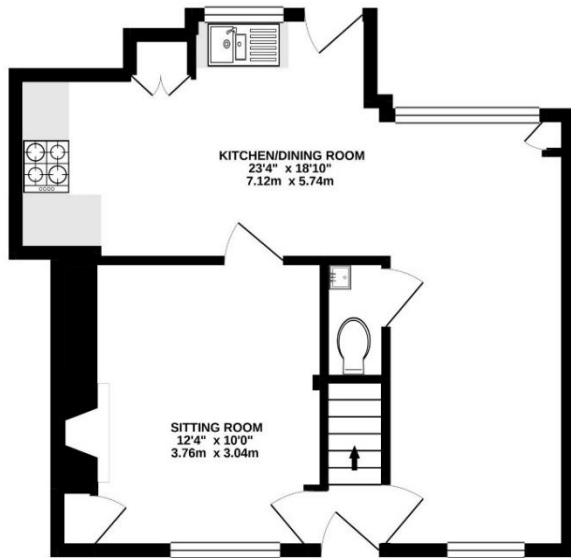
Beckley is a village in East Sussex with a Church, Village Hall, Bowls Club and Pub serving food. Local shops are available at nearby Northiam with a supermarket at Peasmarsh. More comprehensive shopping is available at Rye, approximately five miles away or at Hastings, approximately ten miles.

SCHOOLS AND CONNECTIONS

There is a primary school in the village and Rye also offers primary and secondary schooling.

There is a railway station in Rye which offers connecting services to London and the Continent via Ashford and also a service to Brighton.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 845SQ.FT. (78.5SQ.M.)

(not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property - the figure shown is for initial guidance only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

Mains electricity, gas, water and drainage

EPC Rating: n/a

Rother District Council - Council Tax Band C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com