# PHILLIPS & STUBBS



coastal + COUNTRY







A detached cottage-style post war house presenting mellow brick elevations set with replacement double glazed windows beneath a pitched mansard tiled roof. The well-presented and versatile accommodation, with natural pine internal doors throughout, is arranged over two levels, as shown on the floor plan.

A front door with a glazed panel opens into a hall with stairs leading off to the first
floor. The light, triple aspect sitting room has a fireplace with a fitted wood burning
stove.

The double aspect living room has a cast iron fireplace with a wooden surround and
glazed double doors opening to the rear terrace and garden.

The triple aspect kitchen/breakfast room has a white, clean aesthetic featuring shaker style cabinets beneath granite effect work surfaces with subway tiled splashbacks, an inset enamel sink with mixer tap, a built-in oven, a bottled gas 4 burner hob and a tiled floor. One door leads to the garden and a second one to an adjoining utility room with an enamel sink set into a worksurface with below counter space and plumbing for a washing machine, a tiled floor and a glazed door to the garden. Adjacent to the kitchen is a cloakroom with a low-level wc.

On the first floor, there is a landing with a skylight to the rear. The principal bedroom, which is double aspect, has a connecting door to an inner landing giving access to a study/nursery and a bath/shower room with an airing cupboard, a panelled bath with shower attachment, a low level wc, a wash basin set into a pine stand and a walk-in tiled shower enclosure. There is a second double bedroom with a built-in wardrobe.

Outside: The property is approached from a minor country lane via two 5-bar gates
opening to a driveway with off road parking for several cars, which in turn gives access to a detached single garage of timber construction with an adjoining greenhouse/potting shed to the rear in need of repair. Immediately adjacent to the rear of the house is a brick paved terrace with a low brick retaining wall leading to the well-maintained garden featuring areas of lawn underplanted with spring bulbs bordered by mature trees, shrubs and thick hedges, including a line of copper beech trees, providing seclusion and privacy. Garden sheds.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity and water. Private drainage (ask agent). Oil central heating
Predicted outdoor mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Standard 21Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price Guide £595,000 Freehold

Copplestone, Horseshoe Lane, Beckley, Rye, East Sussex, TN31 6RZ







An attractive, traditional cottage-style detached house occupying a favourable rural location set down a country lane in a mature, established setting.

• Country lane location • Chalet style detached house with versatile, well presented accommodation • Offering scope for reconfiguration • In a mature setting with established gardens and outbuildings • Off road parking for several cars • No onward chain

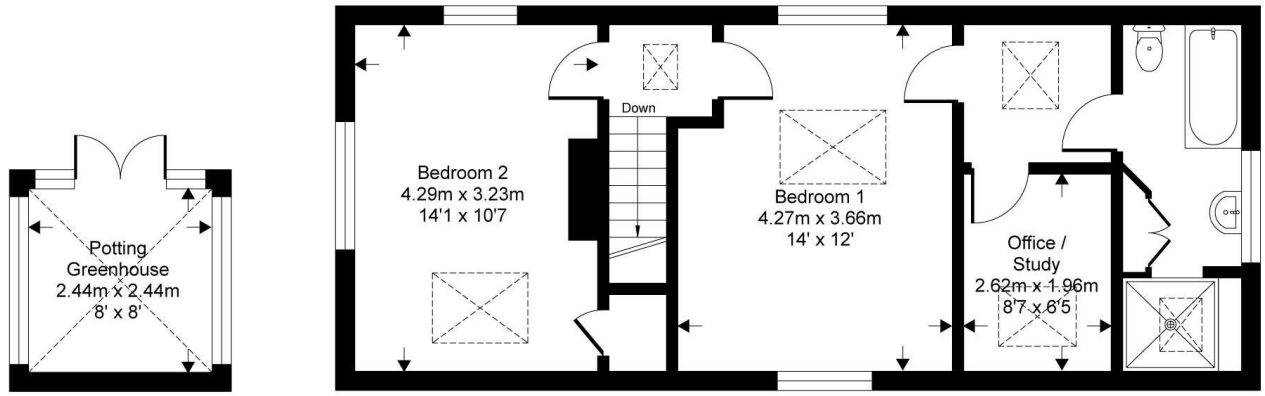


Directions: From Beckley proceed south on Horseshoe Lane passing over the crossroads and the property will be seen after approximately half a mile on the right. What3words: wide.factoring.spots.

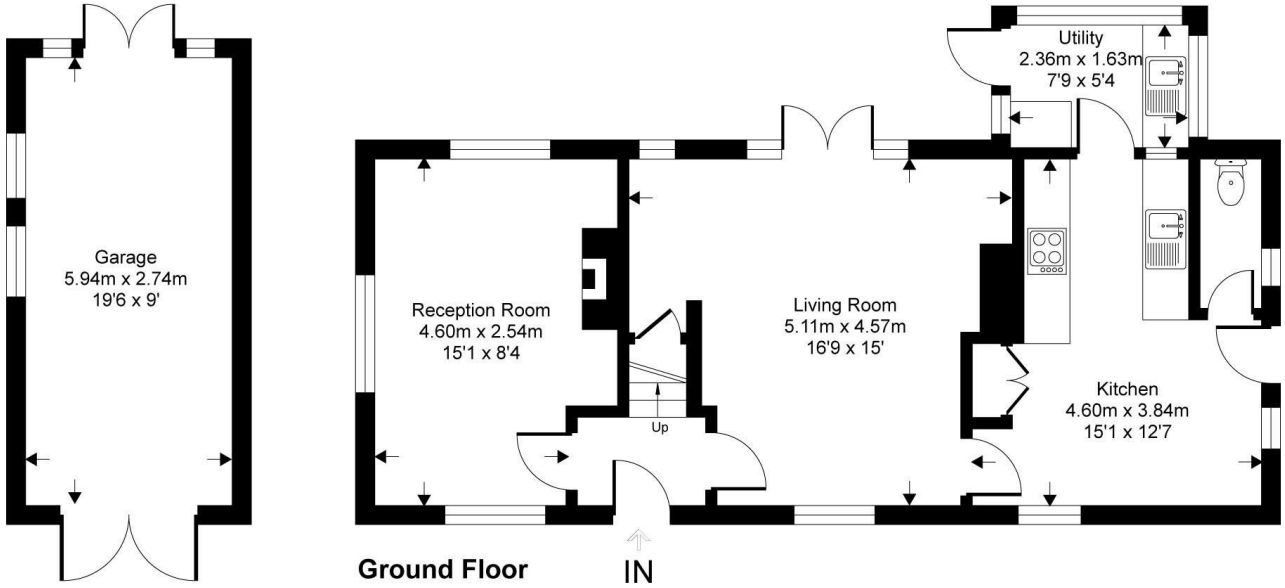
EPC: E
Local Authority: Rother District Council
Council Tax Band: E

# Horseshoe Lane

Approximate Gross Internal Area = 112.5 sq m / 1211 sq ft
Approximate Garage Internal Area = 16.2 sq m / 175 sq ft
Approximate Outbuilding Internal Area = 5.9 sq m / 64 sq ft
Approximate Total Internal Area = 134.6 sq m / 1450 sq ft




**First Floor**




**Ground Floor**

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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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk