

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Sylvan is approached off Clayhill on the northern outskirts of the village of Beckley and is within two miles of the village of Northiam which offers leisure facilities including bowls club, library and Great Dixter house and gardens. There is also a range of everyday shopping facilities as well as a parish church, doctor's surgery, NHS Dentist, vets, private fitness gym, primary school and large sports hall for badminton, keep fit classes etc. More facilities are available in Peasmarch (4 miles), where there is a family run supermarket, Battle (12 miles) and Tenterden (7.5miles) with Waitrose & Tesco supermarkets and leisure centre. The Ancient Town and Cinque Port of Rye, renowned for its medieval fortifications and fine period architecture, is 8 miles. Ashford International Railway station (20 miles) provides a high speed service to London St. Pancras in 37 minutes, with a connecting service to Rye. Main line services to London Charing Cross and Cannon Street can be found at Staplehurst (15 miles) taking 1 hour and 5 minutes and Robertsbridge (8 miles) taking 1 hour and 20 minutes. There are excellent schools in the area in both the private and state sectors at all levels.

A semi-detached character cottage with a modern extension to the rear presenting mellow brick and part rendered and part tile hung external elevations set with replacement double glazed windows. The accommodation is arranged over two levels, as shown on the floor plan.

A part glazed front door opens into a hallway with a cloakroom with modern fittings.

The double aspect living room has glazed double doors opening to the rear garden and stairs to the first floor.

The double aspect open plan kitchen and dining room has wood flooring, an old brick fireplace with storage cupboards to either side, a secondary staircase serving bedroom 2 and a range of modern cabinets comprising cupboards and drawers beneath work surfaces with below counter space and plumbing for a dishwasher and washing machine, space for a fridge freezer, a built-in double oven and a 4 burner gas hob with a filter hood above.

On the first floor, there are two double bedrooms served by a bath/shower room with fittings comprising a panelled bath, wash basin, close coupled wc and a shower enclosure.

Outside: To the side of the house is an area of hardstanding providing off road parking with a 5 bar gate and block paved driveway leading to a detached single garage with workshop. The level, hedge and fence enclosed rear garden is set down to lawn.

Rother District Council  
Council Tax Band B

Directions: From Northiam, proceed in a southerly direction on the A28 heading towards Broad Oak and by the village primary school, bear left towards Beckley. Take the first turning on the right, just before reaching the 'Rose & Crown' public house, into Clay Hill and the property will be found on the right hand side after about 400 yards.

Guide price: £385,000 Freehold

Sylvan, Clayhill, Beckley, Rye, East Sussex TN31 6SQ



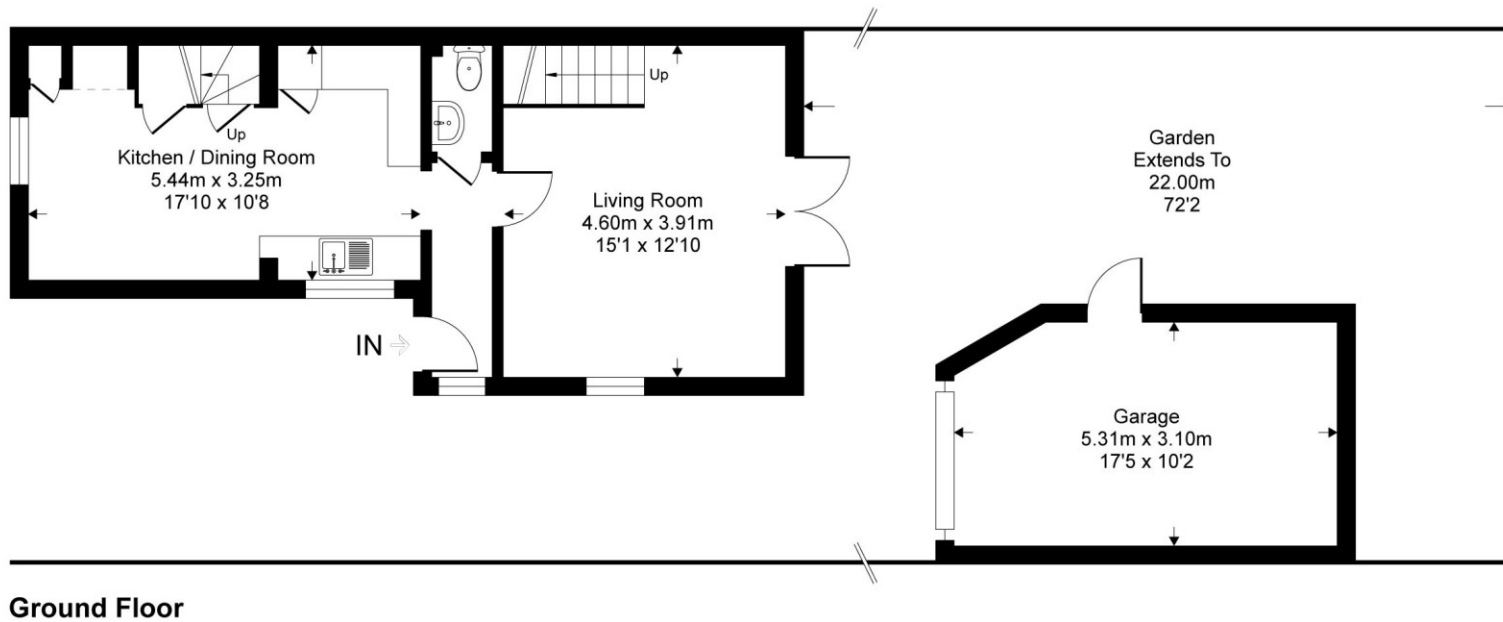
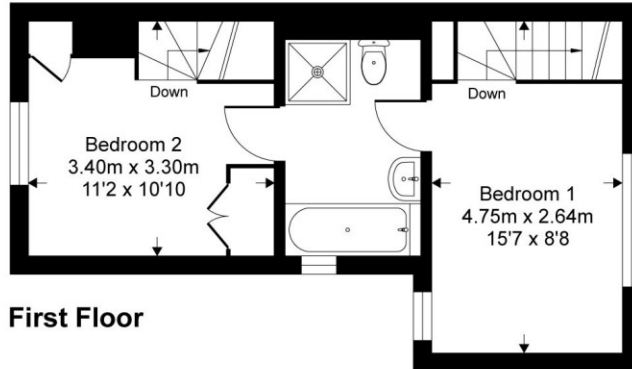
A well presented two bedroom semi-detached cottage with a garden, parking and garage occupying a semi-rural, edge of village location.

- Hall • Cloakroom • Living room • Open plan kitchen and dining room • Two double bedrooms • Bath/shower room
- Fully double glazed • Gas central heating • EPC rating C
- Rear garden • Off road parking • Detached garage



# Clayhill

Approximate Gross Internal Area = 71 sq m / 764 sq ft  
Approximate Garage Internal Area = 16 sq m / 172 sq ft  
Approximate Total Internal Area = 87 sq m / 936 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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