



NANCY BRODRICK-LECAUDEY

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Parsonage Lane, Icklesham, Winchelsea, TN36 4BL

Guide Price £310,000

3 1 1



You enter the cottage through a private courtyard garden with plenty of space for a table and chairs to enjoy your meals throughout the warmer months. This sweet cottage garden is bordered with an abundance of flowers including geranium rozanne, crocosmia, climbing clematis and fragrant mint. On the ground floor of the cottage is an entrance hallway with a downstairs WC. This leads onto the home's kitchen/diner which has space for a table and chairs and a window overlooking the front borders with its light pink roses. There is plenty of worktop space, a gas oven and hob cooker and tucked into the fireplace is the original wood fuelled (now non functioning) oven.

The ground floor is finished with the living room/ dining room. The dining room end of this space has double doors with direct access out into the front courtyard. There is a functioning original open fireplace perfect for getting cosy in the winter months.

Upstairs are 3 bedrooms, the front two double bedrooms with views out onto the front of the extremely quiet Parsonage Lane and the smaller of the three bedrooms with dual aspect windows. The bathroom has a shower and bath and a velux window with the most stunning views over the top of the Queens Head and out over to the open landscape of the Winchelsea and Udimore valley.

A stile at the end of the pub car park takes you across this uninterrupted countryside over towards Winchelsea and Udimore, not forgetting the famous Sunday Icklesham boot fair's which could be easily accessed across the same fields.

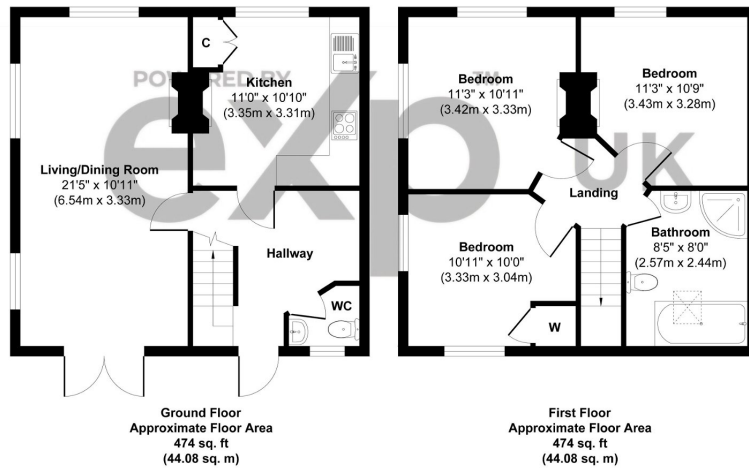
Parsonage Cottage would make a fantastic holiday let investment or a first time purchase.

Icklesham is located about 6 miles to the east of Hastings, on the main A259 Hastings to Rye road and to the east of Rye. Its a mere 8 minute drive from Winchelsea beach

The ancient Cinque Ports town of Rye is a 10 minute drive, with a regular bus service from the village. Rye train station has services to London St Pancras in just over an hour, and a direct service from Rye to Ashford International in just over 20 minutes.



Parsonage Lane
 Approx. Gross Internal Floor Area
 949 sq. ft / 88.16 sq. m



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning of fixtures and fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.
 Produced by Homefocusstudio.com

- 3 Bedrooms
- Chain Free
- Icklesham Village
- Courtyard Garden
- Period Cottage
- Stunning adjacent countryside
- Off Street Parking
- Ideal Holiday Let



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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