



NANCY BRODRICK-LECAUDEY

POWERED BY
exp UK

Parsonage Lane, Icklesham, Winchelsea, TN36 4BL

£425,000

3 1 2



Tucked down Parsonage Lane, in the heart of Icklesham village and in walking distance from Icklesham primary school and the 17th century pub the Queens Head, is this 3 bedroom terraced cottage. The house has breathtaking views across the fields and valley towards Udimore and Winchelsea. The current owners have even built a stile to take you directly from your garden into the adjacent rolling fields!

The private front courtyard brings you directly into the kitchen with its cosy red AGA, nestled in the old fireplace alcove and plenty of space in the middle of the kitchen for a dining table. Fitted with wooden units, the EAT IN KITCHEN (23.09m²) with flagstone flooring leads into a first reception room, currently the dining room (12.68m²). Next to this a large living room (23.8m²) with a working original open fireplace, perfect for cosy winter evenings. Wooden double doors lead directly into the back garden.

The first floor is accessed by a generously proportioned staircase, to the side of the kitchen with storage space underneath. On the first landing and above are two windows, with ceiling height spanning over 5metres, highlighting the feeling of space and making this one of the key features of this house.

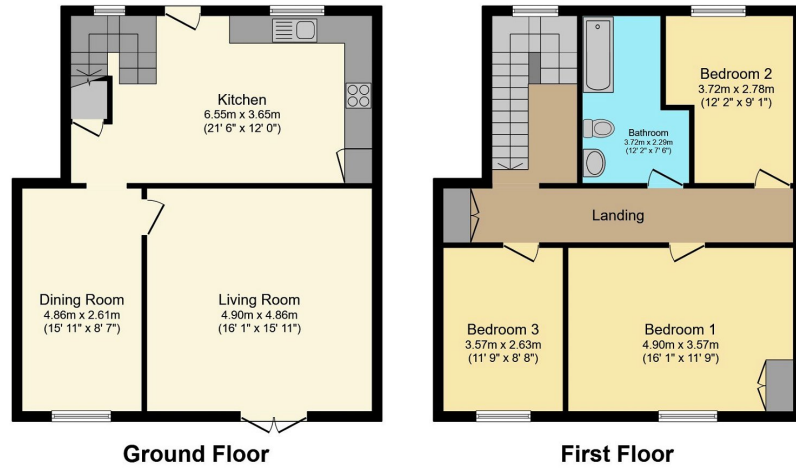
There are 3 Bedrooms and a large family bathroom with a bath on the first floor. Two of the bedrooms, including the master (with its original fireplace) benefit from the same incredible views over the countryside that are shared by the garden below.

OUTSIDE LIVING

The back garden is manageably sized with a gravelled section housing a small garden shed, perfect for storing the lawnmower, pots and garden maintenance tools. Raised on a patch of lawn is space for a garden table and benches with beds of rosemary by the garden fence. The current owners have built your personal traditional wooden stile meaning you can easily access the surrounding countryside.

There is off road parking for two vehicles.





Total floor area 123.1 sq.m. (1,325 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

- Icklesham village
- Period Features
- Private Stile into beautiful adjacent countryside
- 4 minutes from historic Winchelsea village
- 3 Bedroom Terrace Cottage
- Off Street Parking
- 1hr 6 minutes to London Kings Cross from Rye station



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

NANCY BRODRICK-LECAUDEY



Email: nancy.brodrick-lecaudey@exp.uk.com

Tel: 07951 751417