



Hillington Cottage, Main Road, Icklesham, TN36 4AR

A BEAUTIFUL AND DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM DETACHED FAMILY HOUSE, SITUATED IN THIS POPULAR VILLAGE BETWEEN THE HISTORIC TOWNS OF HASTINGS & RYE AND CLOSE TO LOCAL COUNTRYSIDE WALKS AS WELL AS ICKLESHAM RECREATION GROUND, TWO VILLAGE PUBS AND ICKLESHAM PRIMARY SCHOOL.

The property provides character and charm throughout with comfortable and spacious living accommodation to include a large entrance porch with walk-in larder, a fitted kitchen with integrated appliances and a separate utility room/downstairs cloakroom with w.c. A particular feature of the property is the 32ft living room/diner which is triple aspect and has two wood burners with sliding patio doors leading to and overlooking the rear patio & gardens. To the first floor there are three double bedrooms with fitted wardrobes to the two principal bedrooms and there is also a large inner hallway with a walk-in storage cupboard. In addition, there is a contemporary shower room which adjoins the main bedroom as well as a separate family shower room and the 14'7 x 12'5 main bedroom has a large picture window to the rear looking out over the stunning rear gardens.

Hillington Cottage is set back 40ft with a gated sweeping drive providing off road parking for several vehicles and includes a separate 43ft gated driveway to the side which leads to the detached garage. The property is considered ideal for the keen gardener and features a 185ft level rear garden which has been lovingly established by the current owner to include a wide variety of flowers & shrubs, fruit trees and perennials and there is also a 16'7 x 9'6 workshop with power & light. Further benefits include gas fired central heating (boiler has approx. 8 years warranty remaining), upvc double glazing and viewing is considered essential to appreciate this wonderful family home and gardens.

Price £675,000

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- Extended Detached Family House
- Fitted Kitchen & Separate Utility
- Two Separate Shower Rooms
- Stunning 185ft Rear Garden
- Three Double Bedrooms
- Impressive Living Room/Diner
- Driveway for several Vehicles
- Popular Village Location
- Main Bedroom with Garden Views
- Detached Garage & Workshop

Entrance Porch

10'0 x 6'2 (3.05m x 1.88m)

Kitchen

11'7 x 10'10 (3.53m x 3.30m)

Side Lobby

Utility Room/W.C

7'0 x 7'0 (2.13m x 2.13m)

Dining Room

13'7 x 12'8 plus bay (4.14m x 3.86m plus bay)

Living Room

18'10 x 16'6 (5.74m x 5.03m)

First Floor Landing

Inner Landing

6'4 x 6'0 (1.93m x 1.83m)

Bedroom One

14'7 x 12'5 (4.45m x 3.78m)

Shower Room/W.C

9'8 x 4'10 (2.95m x 1.47m)

Bedroom Two

14'7 x 11'11 (4.45m x 3.63m)

Bedroom Three

12'0 x 8'9 (3.66m x 2.67m)

Family Shower Room/W.C

9'0 x 6'5 (2.74m x 1.96m)

Outside

Front Garden

48'0 x 39'0 (14.63m x 11.89m)

Driveway

Side Driveway

43'0 (13.11m)

Garage

18'7 x 9'6 (5.66m x 2.90m)

Workshop

16'7 x 9'6 (5.05m x 2.90m)

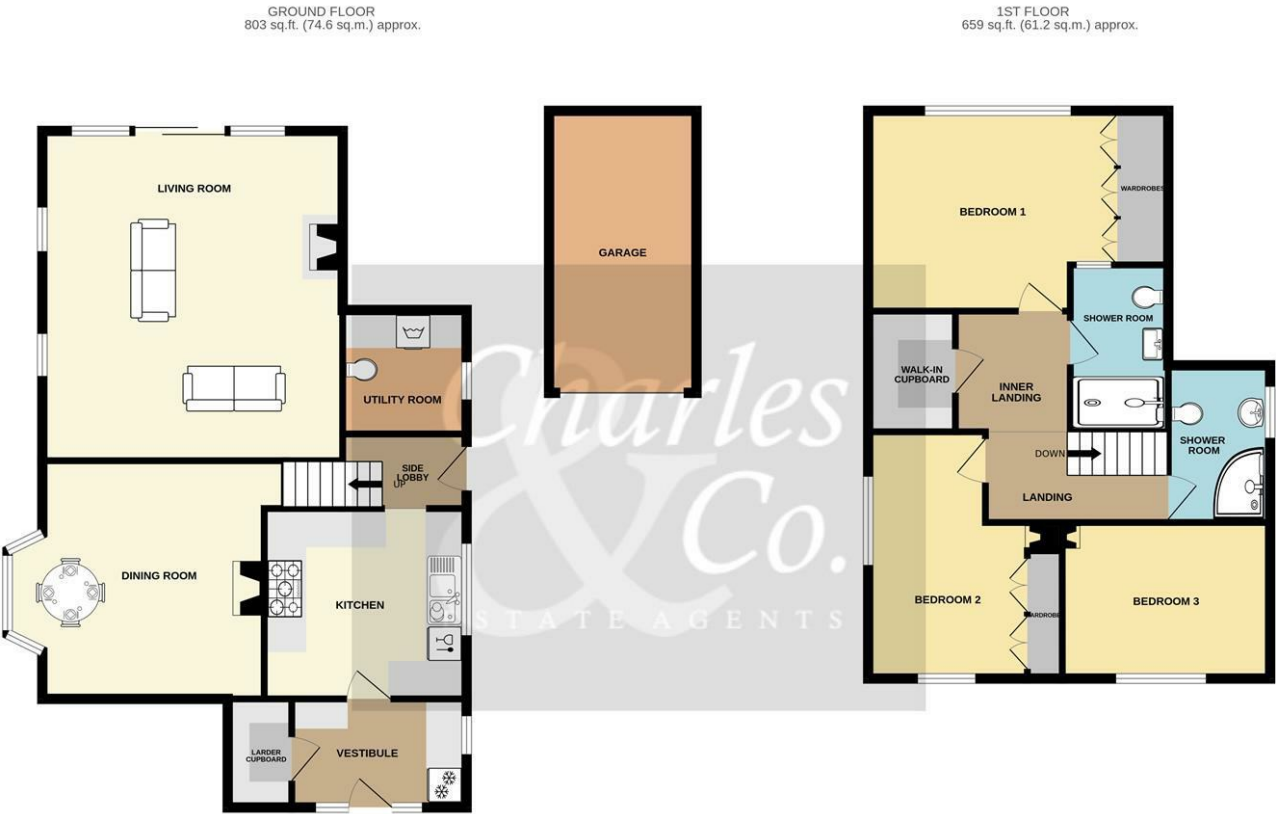
Rear Garden

185'0 (56.39m)





Floor Plan



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC