



4 Brede Valley View, Icklesham, TN36 4DA

A WELL PRESENTED TWO BEDROOM BUNGALOW, SITUATED IN A SOUGHT AFTER SMALL RESIDENTIAL CUL-DE-SAC IN ICKLESHAM VILLAGE AND BETWEEN THE HISTORIC TOWNS OF HASTINGS AND RYE. THE PROPERTY IS CONVENIENTLY LOCATED WITHIN IMMEDIATE WALKING DISTANCE OF LOCAL COUNTRYSIDE WALKS AS WELL AS ICKLESHAM PRIMARY SCHOOL, TWO VILLAGE PUBS AND BUS SERVICES ON THE MAIN ROAD CONNECTING TO SURROUNDING LOCATIONS.

This attractive and deceptive bungalow provides comfortable living accommodation to include a 15'0 x 11' 10 living room with feature open fireplace and double glazed bi-fold doors opening up into an impressive 11'8 x 9'3 double glazed conservatory which overlooks and leads to the rear garden, a 12'3 x 7'9 fitted kitchen with built-in appliances and an entrance porch/utility. Bedroom one overlooks the rear gardens and has a fitted double wardrobe with the 11'9 x 8'0 second bedroom also having built-in double wardrobes. There is also a contemporary family bathroom/w.c with over bath shower and a particular feature of the property are the 50ft level, patio and lawned rear gardens which enjoy a southerly aspect.

Outside, there is a lawned front garden and there is access from Brede Valley View to the private garage at the rear and in addition there is unrestricted parking in Brede Valley View. Further benefits include gas fired central heating, double glazing and early viewing is recommended with the owners Sole agent, Charles & Co. To be sold CHAIN FREE.

Price £335,000

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- Two Bedroom Bungalow
- Close to Local Countryside Walks
- 50ft Level Rear Garden
- To Be Sold CHAIN FREE
- Small Quiet Cul-de-Sac
- Living Room with Feature Fireplace
- Enjoys a Southerly Aspect
- Favoured Village Location
- Impressive Rear Conservatory
- Garage Located in Rear Block

Entrance Porch/Utility

7'0 x 6'0 (2.13m x 1.83m)

Entrance Hallway

Living Room

15'0 x 11'10 (4.57m x 3.61m)

Double Glazed Conservatory

11'8 x 9'5 (3.56m x 2.87m)

Kitchen

12'3 x 7'9 (3.73m x 2.36m)

Bedroom One

11'9 x 9'10 (3.58m x 3.00m)

Bedroom Two

11'9 x 8'0 (3.58m x 2.44m)

Family Bathroom/W.C

8'8 x 7'0 (2.64m x 2.13m)

Outside

Front Garden

Rear Garden

50' (15.24m)

Garage





Floor Plan

GROUND FLOOR
952 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 sq.m.) approx.

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		92
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		