



Moloney
COUNTRY PROPERTY



BRANDYWELL ICKLESHAM

BRANDYWELL, MAIN STREET, ICKLESHAM, EAST SUSSEX. TN36 4BS

A TWO BEDROOM, END OF TERRACE HOUSE WITH GARAGE, PARKING AND GOOD SIZED GARDEN SET IN A CENTRAL VILLAGE LOCATION BETWEEN RYE & HASTINGS. OFFERING SPACIOUS ACCOMMODATION WITH POTENTIAL TO IMPROVE OR EXTEND (STP), COMPRISING SITTING ROOM, KITCHEN/DINING ROOM, 2 BEDROOMS & BATHROOM. DISTANT SEA VIEWS. CHAIN FREE.

ACCOMMODATION LIST: SITTING ROOM, KITCHEN/DINING ROOM, LANDING, MAIN BEDROOM, BEDROOM TWO, BATHROOM. OFF ROAD PARKING, GARAGE, REAR GARDEN. GAS CENTRAL HEATING.



Front door to:

SITTING ROOM: 5.3m x 4.0m (17'4 x 13'2). Double glazed window to the front. Range of shelved cupboards. Coved ceiling, 2 central ceiling lights. Stairs to the first floor. Opening to the:

KITCHEN/DINING ROOM: 2.9m x 4.0m (9'4 x 13'2). Window to the rear, door to the rear garden. Fitted with range of base and wall units with wood effect worktop over, inset with stainless steel sink unit. Tiled splashbacks. Gas hob with electric oven below. Plumbing for washing machine. Further run of storage units with laminate worktop over. Shelves. Coved ceiling. Under stairs cupboard. Tiled floor. Ideal gas boiler.

Stairs to the first floor:

LANDING: Matching door to all rooms. Feature ceiling light.

BEDROOM ONE: 4.3m x 3.0m (13'9 x 9'9) Window to the front with Roman blind enjoying views. Sliding mirror doored wardrobe cupboards with built in cupboard alongside. Coved ceiling, central ceiling light.



GUIDE PRICE £325,000



BEDROOM TWO: 2.8m x 2.7m (9'2 x 8'9). Window to the rear. Part painted panelled walls. Coved ceiling. Central ceiling light.



BATHROOM: 3.8m x 1.4m (12'6 x 4'7) Window to the rear. Fitted with white suite comprising WC, hand basin with tiled splashback mirror doored cabinet over and bath with telephone shower, glass screen to side in tiled surround. Coved ceiling.

OUTSIDE: A concrete driveway provides parking for several vehicles to the front, leading to the garage with raised planted beds and grass covered bank to the side. A path gives access to the front door at the side of the house. The good size enclosed rear garden is mainly laid to lawn with paved patio and gravelled seating area.

SERVICES: All mains services are connected.

FLOOR AREA: 70 m² (753 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: 'Rother District Coucil'.

COUNCIL TAX BAND: 'C'

TENURE: Freehold



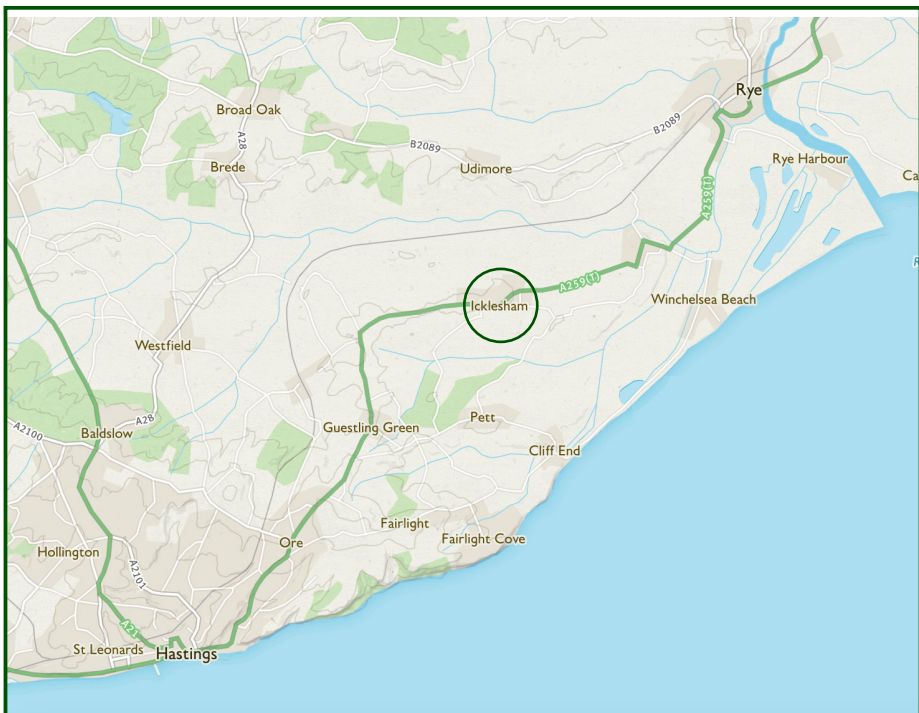
TRANSPORT LINKS: For the commuter, Hastings, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Rye via Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling on the A259 from Rye towards Hastings, Brandywell will be found on the right, shortly before the turning into Goldhurst Green.

What3Words (Location): [///builds.tastes.comb](https://www.what3words.com/builds.tastes.comb)

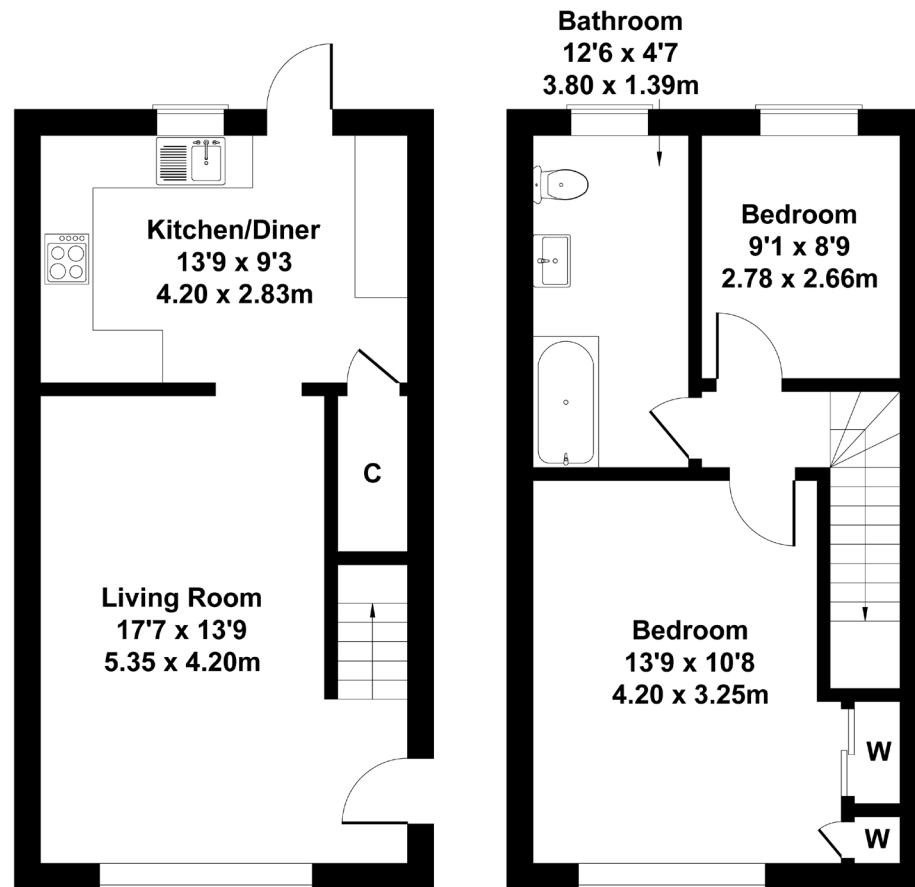
VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

Brandywell

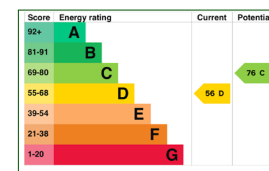
Approximate Gross Internal Area
753 sq ft - 70 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.



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