



ESTATE AGENTS

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4BS**

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Offers In Excess Of £700,000

PCM Estate Agents are delighted to present to the market a UNIQUE OPORTUNITY to secure this CHARACTER ATTACHED FOUR BEDROOMED FAMILY HOME located in the sought-after village of Icklesham within easy reach of nearby Hastings and the nearby Cinque Port town of Rye.

The property offers exceptionally well-proportioned and well-presented accommodation arranged over two floors and comprising an entrance hall, good sized 24ft DOUBLE ASPECT LOUNGE-DINING ROOM with CHARACTER BEAMS and EXPOSED BRICK WALLS, a good sized kitchen with GRANITE WORKTOPS, downstairs wc, upstairs landing, MASTER BEDROOM with access onto a LUXURY EN SUITE SHOWER ROOM in addition to THREE FURTHER BEDROOMS and a MODERN FITTED FAMILY BATHROOM.

Formerly an OAST HOUSE, the property has been sympathetically converted and now offers VERSATILE LIVING ACCOMMODATION in an ideal village location, accessed via ELECTRONIC OPENING GATES onto a large block paved drive providing OFF ROAD PARKING for multiple vehicles and GARDENS extending to the front and side with two good sized patios ideal for entertaining and a section of lawn.

Located within close proximity of popular schooling establishments, two popular public houses located within the village and rural walks. Please call the owners agent now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Spacious with wood flooring, lighting, radiator, stairs rising to upper floor accommodation and door to;

CLOAKROOM

Low level wc, wall mounted wash hand basin, radiator, wood flooring, extractor for ventilation.

LOUNGE-DINING ROOM

24' max x 17'5 (7.32m max x 5.31m)

Double aspect room with windows to both side and front elevations, three double radiators, inset storage cupboard, television point, brick built fireplace with stone hearth, wooden mantle and inset gas fire, ample space for dining table and living room furniture, exposed brick walls, exposed beams. Light and airy room enjoying a pleasant outlook to the side and the front garden. Door providing access to;

SIDE LOBBY

Tiled flooring, wooden door to front and window to side aspect.

KITCHEN

12' x 10'7 (3.66m x 3.23m)

Part tiled walls, tiled flooring, radiator, inset down lights, window to front aspect enjoying views over the front garden. The kitchen itself is of a good quality and is fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having quartz worktops and matching upstands over, double bowl ceramic butler style sink with mixer tap, freestanding range master five ring gas cooker and oven, space and plumbing for washing machine, space for American style fridge freezer, integrated dishwasher, inset down lights, under cupboard lighting.

FIRST FLOOR LANDING

Exposed wooden beams, loft hatch providing access to loft space running the full length of the house, large double width storage cupboard, double glazed window to rear aspect, door to;

BEDROOM ONE

11'4 x 10'9 (3.45m x 3.28m)

Exposed wooden beams, inset down lights, radiator, window to front aspect with lovely views over the front garden and extending beyond to countryside, door to;

EN SUITE SHOWER ROOM

Tiled walls and flooring, chrome ladder style heated towel rail, walk in shower with rain waterfall style shower head and further fitted shower jets, curved glass shower screen, low level wc, wash hand basin, inset down lights, extractor for ventilation.

BEDROOM TWO

12'6 x 12'3 (3.81m x 3.73m)

Radiator, exposed wooden beams, inset down lights, two windows to front aspect with pleasant views over the front garden and views extending beyond over neighbouring countryside.

BEDROOM THREE

12'4 x 10'7 (3.76m x 3.23m)

Radiator, exposed wooden beams, inset down lights, window to front aspect with pleasant views extending over the front garden and beyond towards neighbouring countryside.

BEDROOM FOUR

11'1 x 9'6 (3.38m x 2.90m)

Inset down lights, radiator, telephone point, window to front aspect with pleasant views over the garden and far reaching views beyond towards neighbouring countryside.

BATHROOM

Stand alone Victorian style bathtub with mixer tap and shower attachment, low level wc, wash hand basin with mixer tap, tiled flooring, tiled walls, inset down lights, extractor for ventilation, column style radiator.

OUTSIDE

The property is accessed via wooden double opening gates onto a block paved drive with off road parking for multiple vehicles. A good sized patio extends off the front with ample seating space and a further sandstone patio extends off the side, again with ample entertaining and seating space. There is a good sized section of lawn and a combination of fenced and walled boundaries, outside hot and cold water taps, outside lighting and power point.

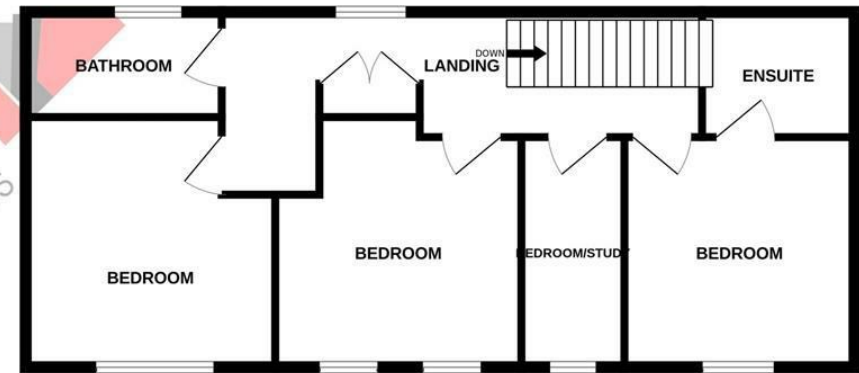
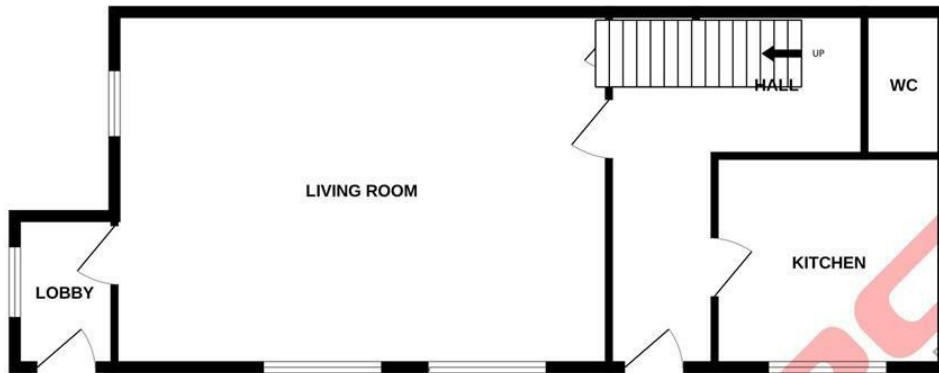






GROUND FLOOR

1ST FLOOR



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			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.