



**PCM**  
ESTATE AGENTS

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**24, High Fords, Winchelsea, TN36 4BX**

**Price £335,000**

PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this END OF TERRACED THREE DOUBLE BEDROOM, PLUS STUDY, HOUSE, tucked away in a quiet cul-de-sac location within the favoured Icklesham Village. The property occupies a GOOD SIZED PLOT with OFF ROAD PARKING and a LARGE REAR GARDEN, extending off the side and rear elevations. Offered to the market CHAIN FREE.

Inside, there are modern comforts including gas fired central heating, double glazing and also features a COSY WOOD BURNING STOVE to the OPEN PLAN LOUNGE-DINING ROOM. Accommodation is arranged over two floors comprising a welcoming entrance hall, double open wooden partially glazed doors leading to the OPEN PLAN LOUNGE-DINING ROOM with views and access to the garden, a GALLEY STYLE KITCHEN leading to a side hall that provides access to a DOWNSTAIRS WC, STUDY and UTILITY ROOM. Upstairs, the landing offers plenty of storage space and provides access to THREE GOOD SIZED DOUBLE BEDROOMS and the family bathroom.

The property has been significantly improved by the current owners but still offers some potential for further improvement, allowing the eventual owner to place their own personality into the property and make it their own.

Located close by are popular schooling establishments and a range of popular countryside walks as well as two local public houses just a short stroll away.

Viewing coms highly recommended, please call the owners agents now to arrange your appointment.

#### **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Opening into:

#### **SPACIOUS AND WELCOMING ENTRANCE HALL**

Wood effect tiled flooring, wall mounted vertical radiator, down lights, double glazed window to front aspect, stairs rising to upper floor accommodation, under stairs recessed area, partially glazed double opening doors to:

#### **OPEN PLAN LOUNGE-DINING ROOM**

23'8 x 14'3 narrowing to 12'4 (7.21m x 4.34m narrowing to 3.76m)

Located at the rear of the property with double glazed window and sliding patio

doors to rear aspect overlooking and providing access onto the garden, two vertical wall mounted radiators, fireplace with wood burning stove, engineered oak flooring, down lights, television point, built in surround sound, plenty of plug sockets some of which having USB charging ports, doorway leading to:

#### **KITCHEN**

13'1 x 9'7 (3.99m x 2.92m)

Galley style, fitted with a matching range of eye and base level cupboards and drawers with solid wood worksurfaces over, Zanussi induction hob with fitted cooker hood over, ceramic one & ½ bowl drainer-sink unit with mixer tap, waist level double oven and grill, space and plumbing for washing machine, tiled flooring, part tiled walls, built in cupboard housing meters, two double glazed windows to front aspect, door to side leading to:

#### **SIDE HALLWAY**

Double glazed door to front elevation, wood effect tiled flooring, radiator, access to:

#### **UTILITY**

7'6 x 6'9 (2.29m x 2.06m)

Tiled flooring, space for tall fridge freezer, range of base level cupboards and drawers with worksurfaces over, window to front aspect.

#### **STUDY**

6'6 x 5'5 (1.98m x 1.65m )

Wood effect tiled flooring, power points, broadband point, window to rear aspect with views onto the garden.

#### **WC**

Low level wc, part tiled walls, tiled flooring, extractor fan for ventilation.

#### **FIRRST FLOOR LANDING**

Spacious and newly carpeted, radiator, loft hatch to loft space, down lights, two large built in storage cupboards; one of which housing the boiler, double glazed window to front aspect, doors to:

#### **BEDROOM**

17'11 x 8'9 (5.46m x 2.67m)

Built in wardrobe, radiator, double glazed window to rear aspect with countryside views beyond the rear garden.

**BEDROOM**

12'1 x 10'1 (3.68m x 3.07m)

Radiator, built in wardrobes, double glazed window to rear aspect with pleasant far reaching countryside views over the garden.

**BEDROOM**

11'8 x 10' (3.56m x 3.05m)

Built in wardrobe, radiator, double glazed window to rear aspect having views over the garden and far reaching countryside views.

**BATHROOM**

P shaped panelled bath with mixer tap and shower attachment, glass shower screen, vanity enclosed wash hand basin, concealed cistern low level wc, tiled walls, heated towel rail, double glazed pattern glass window to front aspect.

**OUTSIDE - FRONT**

Off road parking.

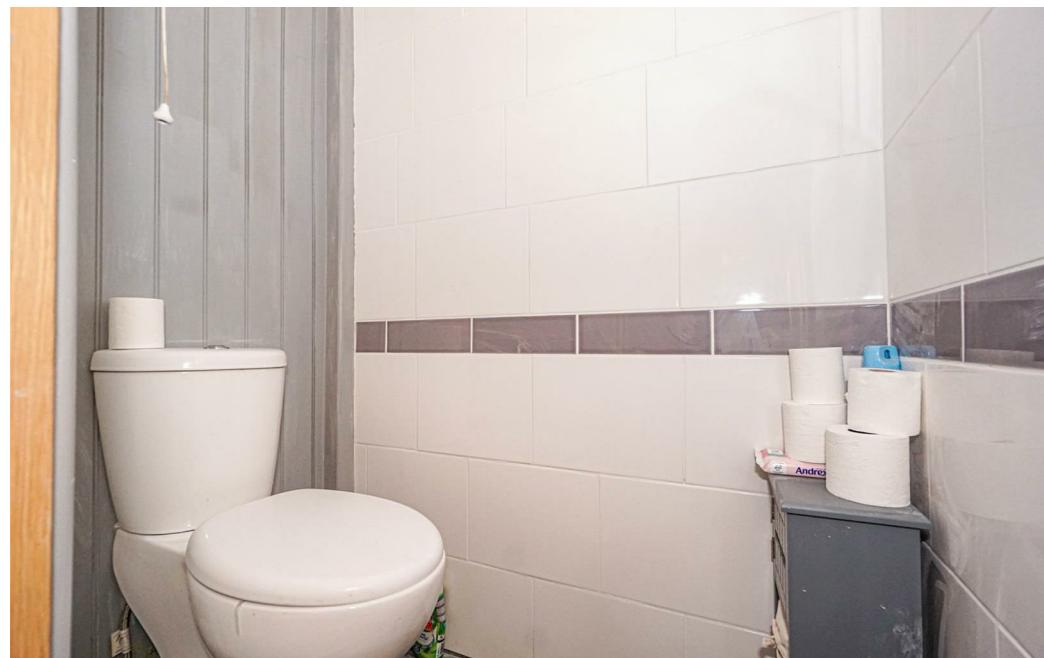
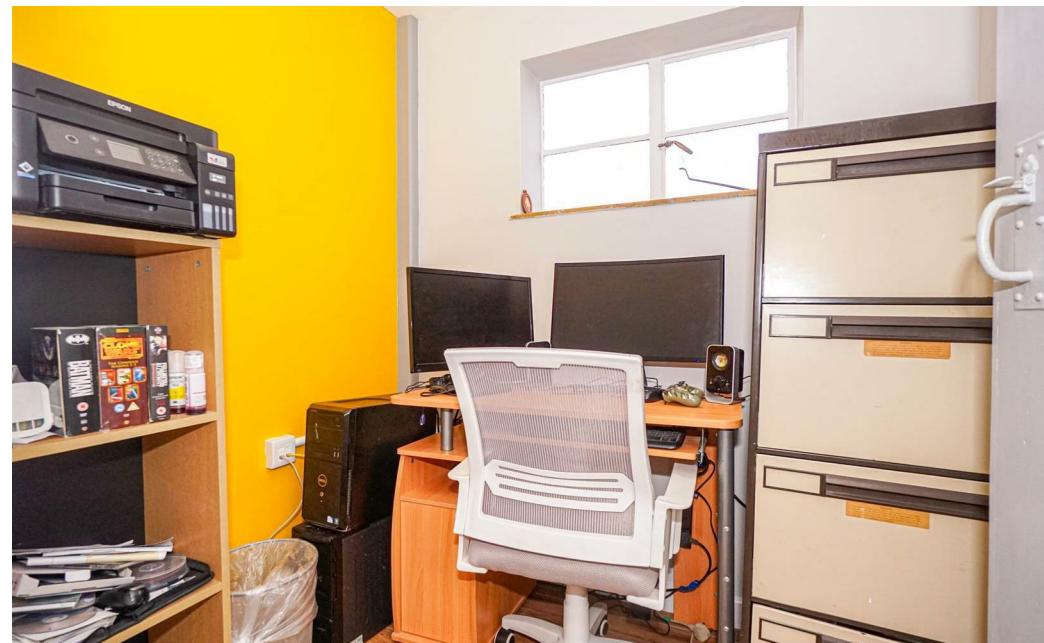
**REAR GARDEN**

Large wrap around garden mainly laid to lawn with a stone patio. Whilst the garden is in need of some cultivation, it offers plenty of potential for further landscaping, providing lots of outdoor space for families or the garden enthusiast.

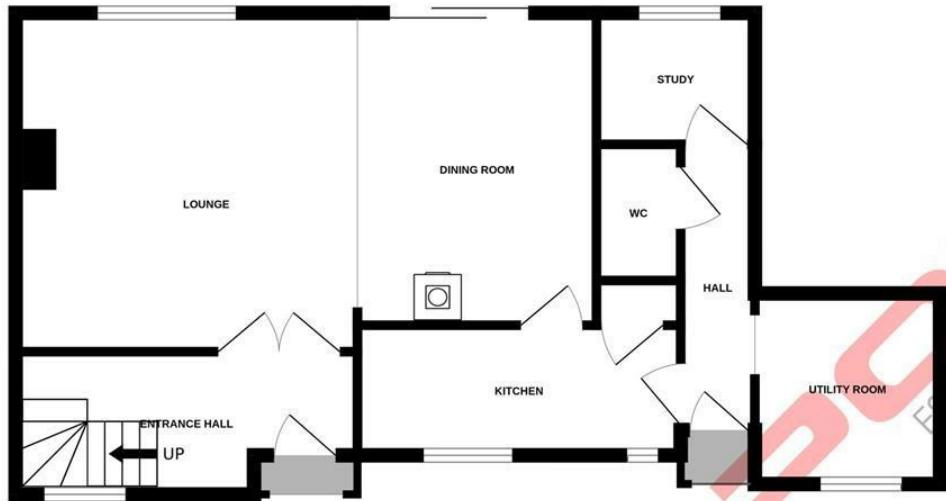
Council Tax Band: C



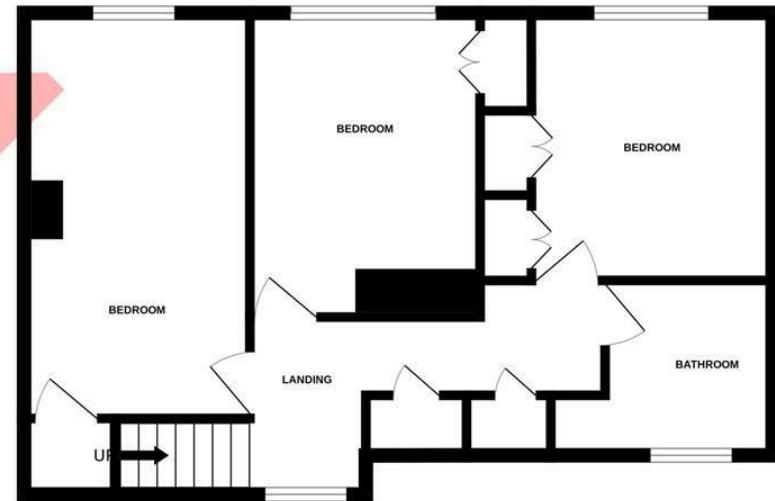




## GROUND FLOOR



## 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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.