

**RUSH  
WITT &  
WILSON**



**Sunny Bank Main Road, Icklesham, East Sussex TN36 4BS  
Offers In Excess Of £485,000**

## VILLAGE HOME WITH SPACIOUS AND VERSATILE ACCOMMODATION

Rush Witt & Wilson are pleased to offer a well presented detached home that will appeal to a variety of buyers. Ideal for large or extended family, home / income purposes or those seeking work from home options.

Arranged over two floors the accommodation comprises five bedrooms , one with ensuite shower room, an open plan living room with adjoining sunroom, kitchen, conservatory / dining room and a family bathroom.

There is parking for several cars, detached garage and a **SUBSTANTIAL OUTBUILDING** comprising two rooms, ideal for home office / studio or other other uses , subject to any necessary consents.

The garden extends predominantly to the front, enjoying a southerly aspect and laid to lawn. A large decked terrace to the side is accessed from the conservatory and bedroom. There is a further courtyard style garden to the rear.

For further information and to arrange a viewing please call our Rye Office 01797 224000



**Locality**

Sunny Bank is situated in the popular Sussex village of Icklesham located between the Ancient Cinque Port town of Rye and historic coastal town of Hastings. Local amenities include popular public houses / restaurants, community hall, primary school and parish church.

The village is surrounded by beautiful undulating countryside with many rural walks.

At nearby Winchelsea Beach there is access to miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve in Rye Harbour, this forms part of the stunning coastline of the Rye Bay which is also home to the famous Camber Sands.

Further shopping, sporting and recreational facilities can be found in the neighbouring towns of Rye and Hastings, each only a short drive away and also accessed via a regular bus service passing through the village.

**Porch**

Doors to the front and rear.

**Entrance Hall**

Door to the side.

**Ground Floor Bedroom**

12'0" x 11'11" (3.67 x 3.65)

Window to the side.

**Entrance / Hall**

6'2" x 4'0" (1.895 x 1.228)

Cupboard space, door into living room and downstairs bedroom

**Living room**

24'6" x 12'0" (7.48 x 3.67)

Two sets of double doors onto conservatory overlooking front garden. Radiator, fireplace.

**Conservatory / Sunroom**

24'9" x 5'2" ( 7.55 x 1.58)

Windows overlooking front garden.

**Inner Hall**

Stairs to first floor.

**Bedroom / Playroom**

12'0" x 12'0" (3.68 x 3.67)

Currently used as a playroom. Window to the rear. Scope to add a door to allow direct access to the rear courtyard.

**Kitchen**

16'6" x 8'9" (5.04 x 2.67)

Extensively fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Complementing wooden worktop with inset sink. Space and point for range. Space and plumbing for washing machine and dishwasher. Wall mounted gas fired boiler. Window to the front.

**Bathroom**

7'3" x 6'6" (2.21 x 2)

Tiled floor, heated towel rail, shower, bath, wash basin and wc. Window to the side.

**Conservatory / Dining room**

20'4" x 12'1" (6.21 x 3.70)

Double doors lead onto decked terrace / garden. Door to bedroom.

**Bedroom**

13'1" x 10'10" (4.00 x 3.32)

Double doors onto garden.

**En Suite Shower Room**

8'4" x 4'3" (2.55 x 1.30)

Heated towel rail, shower, wash basin and wc. Window to the rear. Tiled floor.

**First Floor Landing**

6'0" x 5'8" (1.83 x 1.75)

Velux window.

**Bedroom**

11'11" x 10'9" (3.65 x 3.28)

Window to front and skylight to the side. Eaves storage.

**Bedroom**

10'3" x 10'9" (3.128 x 3.292)

Window to rear. Skylight.

**Outside**

A five bar gate opens to a private drive providing off road parking and access to garage.

There is a good size lawned garden to the front enjoying a southerly aspect. Mature hedging to the front provides privacy and seclusion. There are a selection of mature trees and shrubs.

A large, fenced and gated decked terrace extends to the right hand side and is accessed from the Conservatory and Bedroom. This leads to a sunken garden / terrace.

To the rear is a further courtyard garden, doors could be added to the bedroom / playroom for direct access from the house.

**Garage**

Up and over door to the front.

**Outbuilding**

**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band E



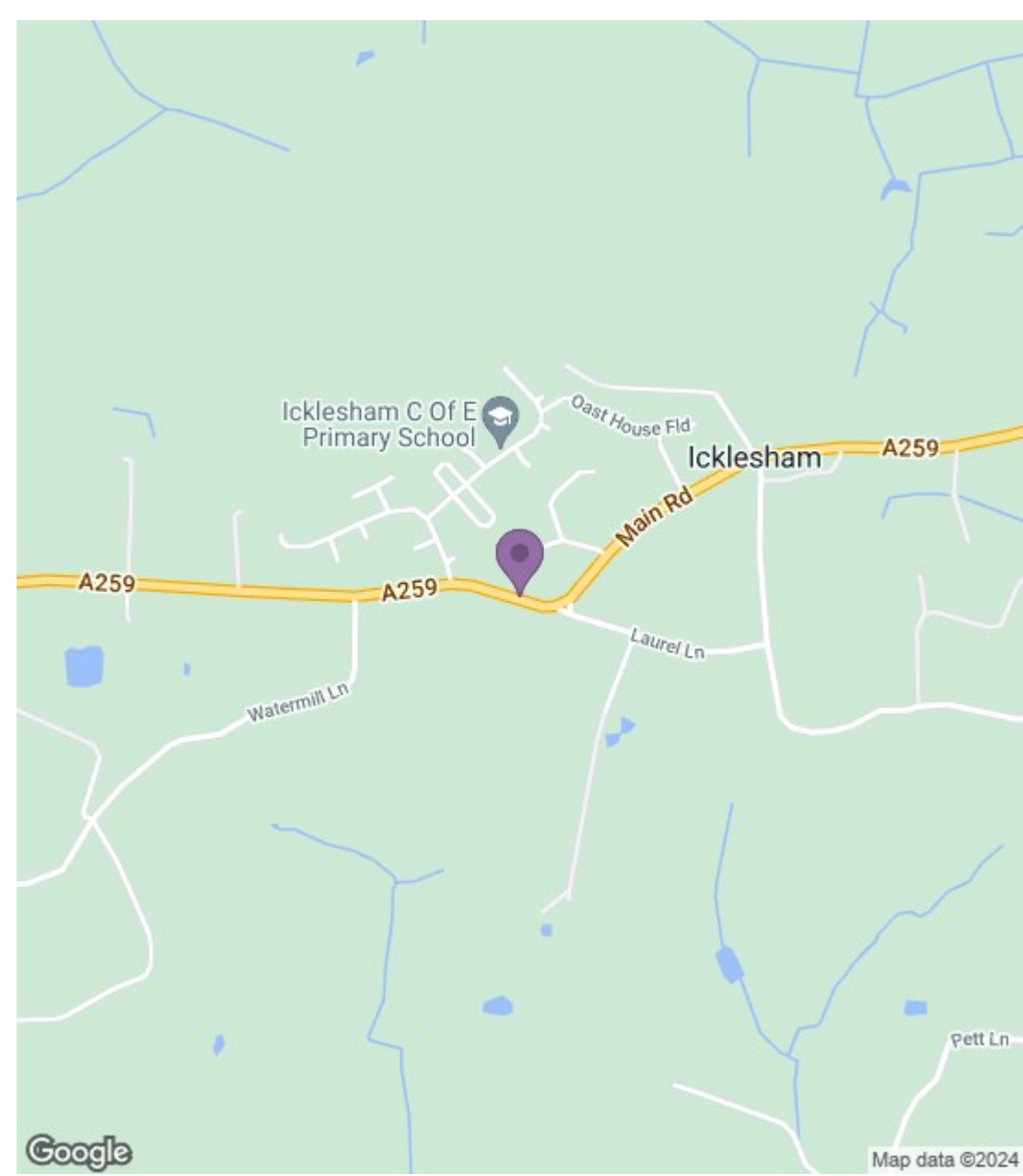
GROUND FLOOR



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                                 |  |                         | 72        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 42                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 72        |
| (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 |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

**RUSH  
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