

**RUSH
WITT &
WILSON**



**1 Parsonage Cottages Parsonage Lane, Icklesham, East Sussex TN36 4BL
Guide Price £343,000**

Rush Witt & Wilson are delighted to offer this Charming character cottage set in the village of Icklesham, offering three bedrooms, and off-road parking.

From the gravel drive you enter the rear garden which is a paved area surrounded by a selection of flowers & Shrubs. From here you enter the property into the hallway with downstairs W.C. The hallway then leads to the kitchen/breakfast room offering a range of units and space for a dining/breakfast table. The spacious living room offers a seating area to the front of the house with feature fireplace and a dining area to the rear which opens out to the garden.

Upstairs provides three bedrooms and the family bathroom with bath and separate shower cubicle.

Living Room

21'1" x 9'7" (6.435 x 2.936)

Dual aspect open plan room offering a lounge area to the front with feature fireplace and dining area to the rear with patio doors to the rear garden.

Kitchen/Breakfast Room

11'1" x 10'10" max (3.389 x 3.324 max)

Range of base & eye level units with space for a table and window to the front

Bedroom One

11'2" x 10'9" max (3.429 x 3.286 max)

Dual aspect to front and side

Bedroom Two

11'1" x 9'6" (3.403 x 2.908)

Window to the front

Bedroom Three

9'11" x 9'11" (3.034 x 3.037)

Windows to the side and rear

Bathroom

8'4" x 8'0" (2.562 x 2.452)

Bath, w.c, wash hand basin and separate shower cubicle

Outside

Gravel parking for one car with gate leading to the paved garden with mature planting and access to the house

Agents Notes

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

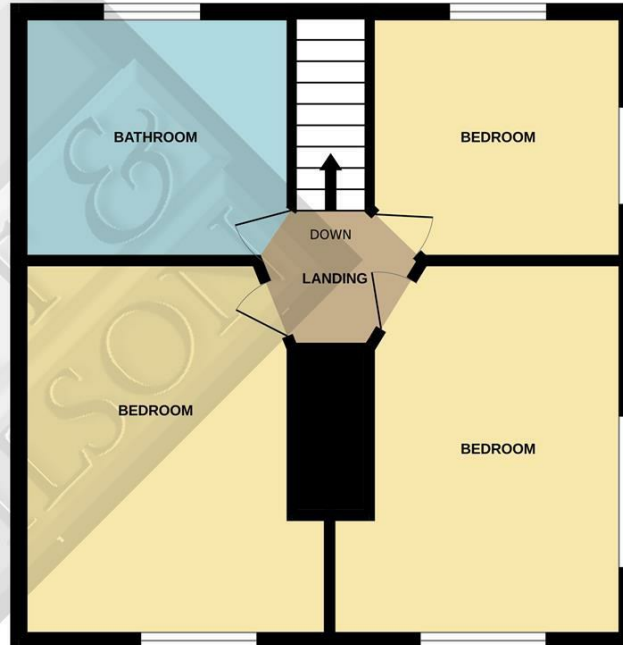
It should also be noted that measurements are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band C

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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
	86
44	

Very energy efficient - lower running costs
 (92-100) 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 CO₂ emissions
 (82-100) A
 (61-81) B
 (49-60) C
 (35-60) D
 (20-54) E
 (11-20) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC

