

**RUSH  
WITT &  
WILSON**



**41 Brede Valley View, Icklesham, East Sussex TN36 4DA  
Offers In Excess Of £450,000**



### **IMMACULATE HOME WITH STUNNING RURAL VIEWS**

**Rush Witt & Wilson are pleased to offer an extended and improved contemporary styled bungalow in a elevated position overlooking the stunning Brede Valley.**

**The exceptionally well presented accommodation comprises a generous living room and dining room, the latter having folding doors to the rear that lead onto terrace and garden.**

**There are two tastefully presented double bedrooms, one with dressing area and an en suite shower room. Family bathroom and fitted kitchen. Attached garage and further driveway parking.**

**The garden is a particular feature, comprising large terrace and level lawn.**

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



**Locality**

Brede Valley View is situated in the heart of Icklesham, a popular village between the Ancient Cinque Port town of Rye and historic coastal town of Hastings.

Local amenities include public houses/restaurants, community hall, primary school and parish church.

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 ancient town of Rye and historic coastal town of Hastings, each only a short drive away and also accessed via a regular bus service passing through the village.

**Hallway**

Door with full height glazed side panel to the front. Personal door to garage.

**Cloakroom**

5'3" x 3'8" (1.61 x 1.12)  
Wash basin and wc.

**Living Room**

19'11" x 11'10" (6.08 x 3.62)  
Glazed double doors from the hallway. Fireplace with log burner. Open plan to Dining Room.

**Dining Room / Kitchen**

A light and airy open plan space with folding doors to the rear, giving access to a large terrace and garden.

**Dining Area**

17'10" x 10'1" (5.44 x 3.08)

**Kitchen**

17'6" x 8'1" (5.34 x 2.47)  
Extensively fitted with a range of contemporary cupboard /

drawer base unit and complementing wall mounted cabinets. Integrated dishwasher and washing machine. Upright unit housing fridge / freezer. Eye level oven and grill. Solid worktop with inset sink. Ceramic hob with extractor over.

**Bedroom**

13'10" x 9'7" (4.22 x 2.94)  
Window to the front. Feature panelled wall.

**Dressing Area**

7'4" x 4'10" (2.26 x 1.49)

**Shower Room**

7'3" x 4'4" (2.21 x 1.34)  
Shower cubicle, wash basin and wc. Window to the side. Tiled floor. Underfloor Heating.

**Bedroom**

10'0" x 9'6" (3.07 x 2.92)  
Window to the front. Feature panelling.

**Bathroom**

7'10" x 5'6" (2.40 x 1.70)  
A modern white suite comprising bath with shower over, wash basin and wc. Tiled floor. Skylight. Window to the side. Underfloor Heating.

**Garage**

16'2" x 7'3" (4.95 x 2.22)  
Door to the front. Personal door to hallway and further glazed door to the rear. Roof lantern. Light and power connected.

Ideal for use as studio / workspace.

**Outside**

A block paved driveway provides off road parking and access to the attached garage.

Level lawn to the front. Path extending to side gate.

The rear garden incorporates a large decked terrace accessed from the Kitchen / Dining Room. Level lawn with post and rail fence to the rear, backing onto and enjoying views over farmland.

**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.

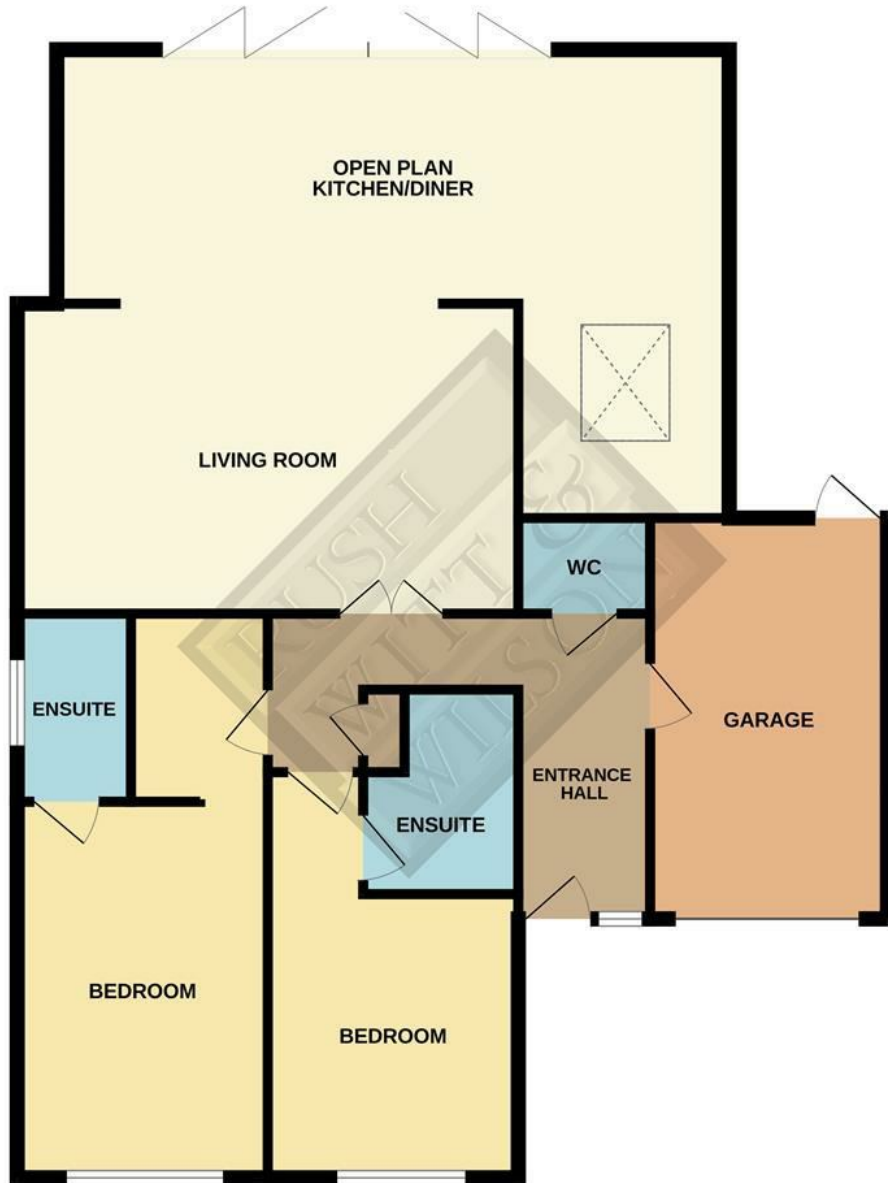
Council Tax Band D







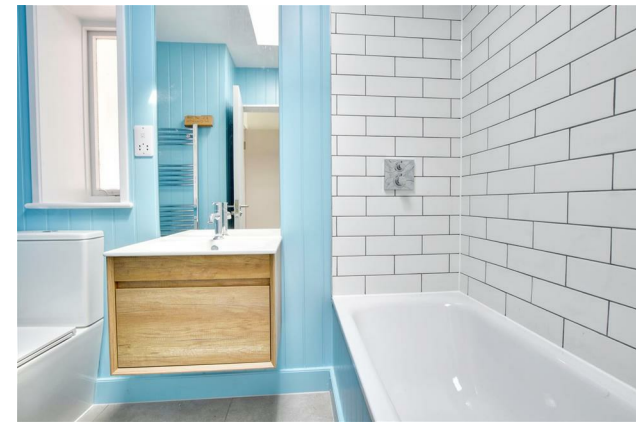
GROUND FLOOR  
1194 sq.ft. (111.0 sq.m.) approx.

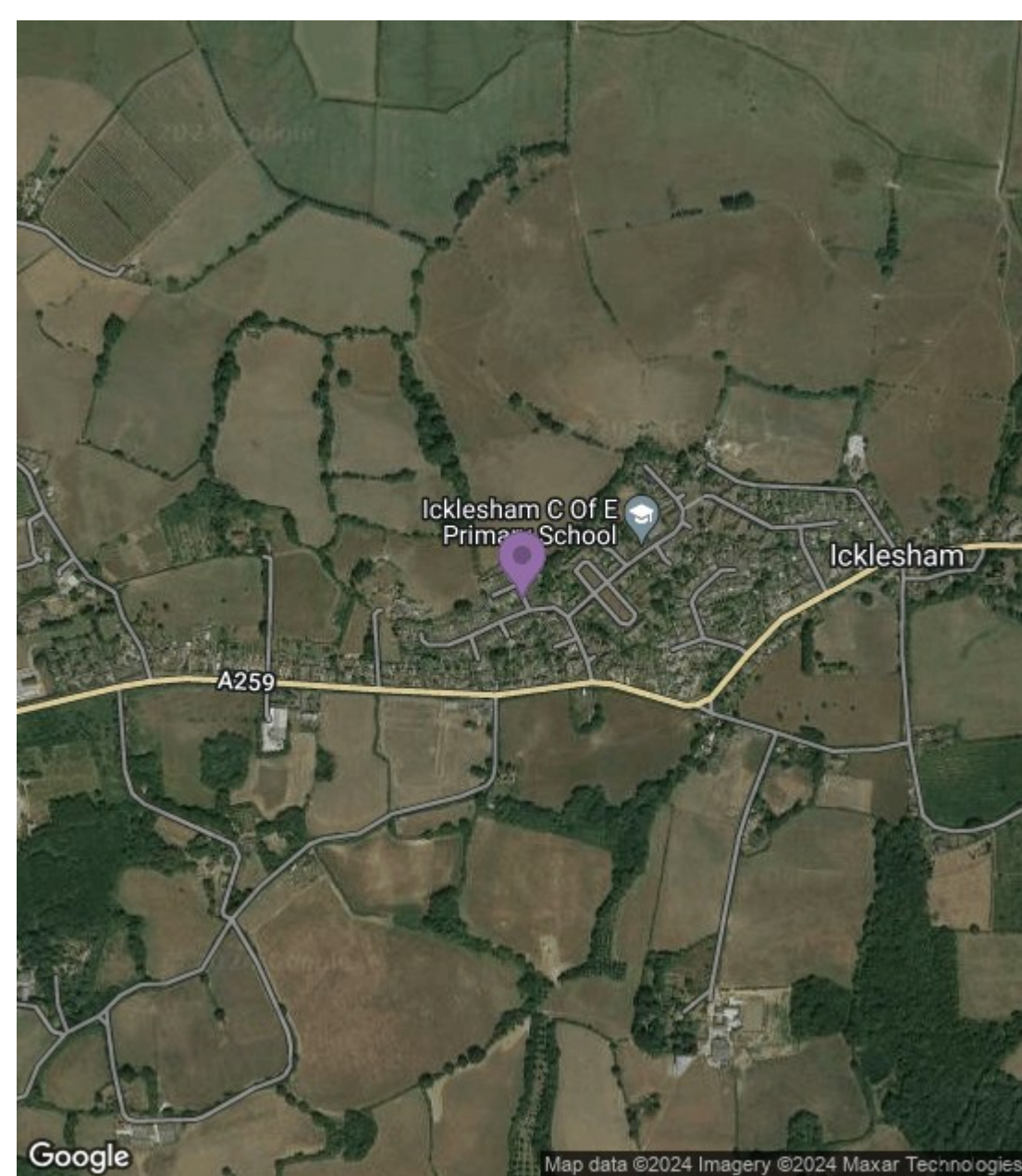


TOTAL FLOOR AREA : 1194 sq.ft. (111.0 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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			
(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	

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