

RUSH  
WITT &  
WILSON



**The Brows Main Road, Icklesham, East Sussex TN36 4AR  
Guide Price £425,000**

**VILLAGE HOME WITH POTENTIAL TO EXTEND / DEVELOP**

Rush Witt & Wilson are pleased to offer a detached bungalow with large garden.

The well presented accommodation comprises two double bedrooms ( one currently used as a snug ), living room, kitchen with adjoining utility room and a modern shower room.

Driveway parking for several cars. The garden is a particular feature, being of good size with established beds / borders. There is scope to convert loft or extend / develop, subject to any necessary consents being obtained.

Offered CHAIN FREE.

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

**Locality**

The property occupies a semi rural setting on the outskirts of the popular Sussex village of Icklesham located 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 towns of Rye and Hastings, each only a short drive away and also accessed via a regular bus service passing through the village.

**Entrance Lobby**

Door to the side. Porthole window to the front.

**Living Room**

16'1" x 14'11" (4.91 x 4.57)

Window to the front. Feature exposed brick wall. Attractive fireplace with inset real flame gas fire. Wall light points.

**Inner Hall**

Access to loft space. Built in double cupboard.

**Kitchen**

10'4" x 9'9" (3.15 x 2.99)

Fitted with a range of traditional cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Four burner gas hob with oven beneath. Window to the rear. Door to utility room.

**Utility Room**

7'10" x 4'10" (2.4 x 1.49)

Window to the rear and door to the side. Space and plumbing for washing machine. Space for further appliances.

**Bedroom**

11'8" x 9'10" (3.58 x 3)

Window to the front.

**Bedroom**

9'10" x 8'4" (3 x 2.56)

Sliding door to the rear leading out to terrace and garden. Currently used as a snug.

**Shower Room**

8'9" x 4'5" (2.67 x 1.36)

Large walk in shower. back to wall unit with semi recessed wash basin and wc. Generous wall tiling. Heated towel rail/ radiator fitment. Window to the rear.

**Outside**

Driveway parking to the front for several cars. Level

lawn bordered by mature managed hedging that provides privacy and seclusion.

A gated pathway leads to the rear garden. This is of good size and incorporates a paved terrace that leads onto a level garden with areas of lawn and established beds / borders, well stocked with a variety of shrubs and seasonal flowers, a real gardeners garden.

Substantial timber garden store, potting shed and greenhouse.

There is a further garden plot to the rear, again with a variety of trees and shrubs.

**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  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft (61.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, the omission or mis-statement. This plan is for illustrative purposes only and should be used as a prospective purchaser. The services, systems and appliances shown have not been tested and as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(57-68) <b>D</b>	
(45-54) <b>E</b>	
(31-44) <b>F</b>	
(1-30) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(57-68) <b>D</b>	
(45-54) <b>E</b>	
(31-44) <b>F</b>	
(1-30) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

