

**RUSH  
WITT &  
WILSON**



**Maverick Oast House Field, Icklesham, East Sussex TN36 4BP**  
**Guide Price £450,000**



**Rush Witt & Wilson are pleased to offer a detached family home in a tucked away location. The well proportioned accommodation comprises two inter connecting reception rooms, kitchen / breakfast room with adjoining utility room, four bedrooms, one with en-suite shower room, a family bathroom and ground floor cloakroom. There is driveway parking to the front and an attached single garage. Garden extends to the front, side and rear. Offered CHAIN FREE. For further information and to arrange a viewing please call our Rye Office 01797 224000.**



**Locality**

Maverick occupies a tucked away location in the heart of Icklesham, a popular village between the Ancient Cinque Port town of Rye and the historic coastal town of Hastings.

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

Extensive 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.

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

**Reception Area**

Door to the front. Deep cupboard. Stairs to first floor.

**Cloakroom**

6'4" x 3'1" (1.95 x 0.94)  
Wash basin and wc.

**Living Room**

15'10" x 13'0" (4.84 x 3.97)  
Window to the front and side. Double doors to dining room.

**Dining Room**

12'1" x 10'0" (3.70 x 3.06)  
Sliding door to the garden. Door to Kitchen.

**Kitchen / Breakfast Room**

12'3" x 10'11" (3.74 x 3.35)  
Fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Space and point for cooker. Window to the rear. Deep under stairs cupboard.

**Utility Room**

8'10" x 5'2" (2.71 x 1.60)  
Window to the side and door to the rear. Worktop with inset sink. Space and plumbing for washing machine. Wall mounted boiler.

**First Floor Landing**

Stairs rise through a half landing. Window to the side. Access to loft space. Double cupboard with shelving and hot water cylinder.

**Bedroom**

13'4" x 11'8" max (4.07 x 3.57 max)  
Window to the rear. Built in wardrobes.

**Ensuite Shower Room**

6'0" x 5'4" (1.85 x 1.65)  
Shower cubicle, wash basin and wc. Window to the rear.

**Bedroom**

13'8" x 8'9" (4.17 x 2.67)  
Window to the front.

**Bedroom**

9'9" x 7'7" (2.99 x 2.32)  
Window to the front.

**Bedroom**

10'2" x 9'9" (3.11 x 2.98)  
Window to the front.

**Family Bathroom**

9'0" x 7'1" (2.76 x 2.17)  
A white suite comprising bath, wash basin and wc. Separate shower cubicle. Window to the side.

**Outside**

**Garage**

17'10" x 8'3" (5.45 x 2.52)  
Up and over door to the front. Personal door to the rear.

**Agents Notes**

None of the services or appliances mentioned in these sale

particulars have been tested. Internal information provided by owner.

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







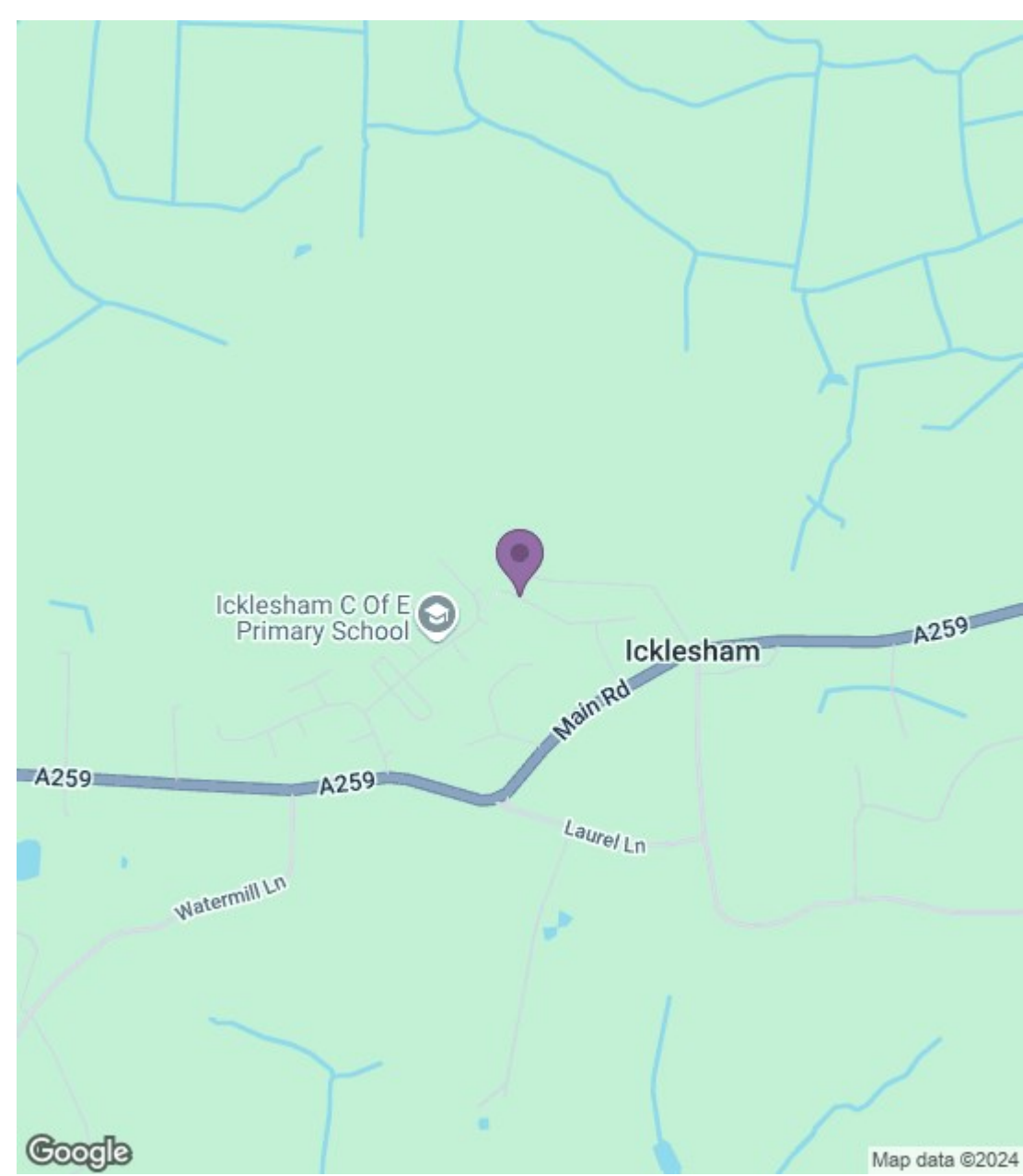


TOTAL FLOOR AREA : 1512 sq.ft. (140.5 sq.m.) approx.

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	
	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	
<b>64</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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