

**RUSH  
WITT &  
WILSON**



**Magpies Oast House Field, Icklesham, East Sussex TN36 4BP**  
**Asking Price £450,000**

**Rush Witt & Wilson are pleased to offer a substantial detached family home in village location.**

**The spacious and versatile accommodation is arranged over two floors and comprises four bedrooms, one with en-suite shower room, family bathroom, double aspect living room, dining room with adjoining conservatory, kitchen / breakfast room, utility room and ground floor cloakroom.**

**There is an attached garage and further driveway parking.**

**Good size garden laid predominantly to lawn with established shrubs and a number of mature trees.**

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



**Porch**

11'1" x 3'10" (3.39 x 1.17)

**Reception Area**

13'10" x 7'5" (4.22 x 2.27)

Door to the front. Stairs rise to first floor. Built in cupboard.

**Cloakroom**

6'9" x 3'1" (2.06 x 0.96)

Wash basin and wc. Window to the front.

**Living Room**

14'11" x 13'0" (4.57 x 3.98)

Double aspect with windows to the front and side. Double doors to Dining Room.

**Dining Room**

12'5" x 10'0" (3.81 x 3.07)

Sliding door to the rear leading into conservatory. Door to Kitchen.

**Kitchen / Breakfast Room**

12'5" x 11'3" (3.81 x 3.45)

Fitted with a range of tradition style cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Gas hob with oven / grill beneath. Space and plumbing for washing machine. Window to the rear. Deep under stairs cupboard.

**Utility Room**

8'10" x 5'2" (2.70 x 1.58)

Window to the side. Door to rear. Built in units. Wall mounted gas fire boiler.

**Conservatory**

12'6" x 9'9" (3.82 x 2.98)

Double doors to the side.

**First Floor Landing**

Stairs rise from reception area through a half landing. Window to the side. Built in double cupboard.

**Bedroom**

13'2" x 11'10" (4.02 x 3.63)

Window to the rear. Distant rural view.

**En Suite Shower Room**

6'5" x 5'5" (1.96 x 1.67)

Shower cubicle, wash basin and wc. Window to the rear.

**Bedroom**

13'8" x 8'9" (4.19 x 2.69)

Window to the front. Built in wardrobe.

**Bedroom**

10'1" x 7'6" (3.09 x 2.31)

Window to the front.

**Bedroom**

10'4" x 10'1" (3.16 x 3.09)

Window to the front.

**Bathroom**

9'0" x 7'0" (2.75 x 2.15)

A white suite comprising bath, wash basin and wc. Window to the side.

**Outside**

The garden is a particular feature being of good size and extending to the front side and rear. Laid predominantly to lawn with established beds containing a variety of shrubs / seasonal flowers. There are also a number of mature trees. The garden backs onto Parsonage Lane with access to the 1066 walk

**Garage**

Up and over door to the front. Personal door to the rear.

**Locality**

The property 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, active 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.

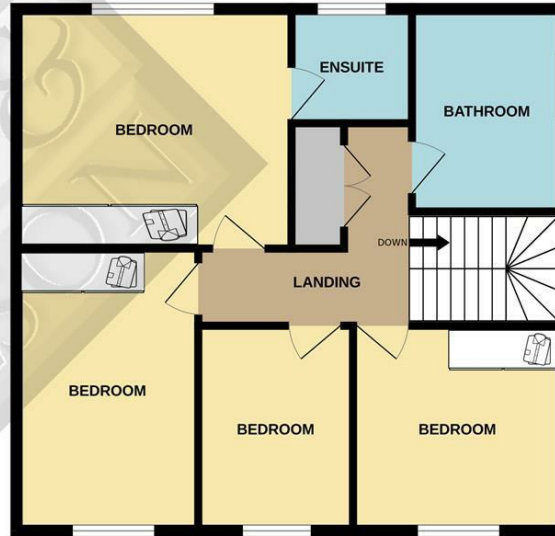
**Agents Notes**

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.

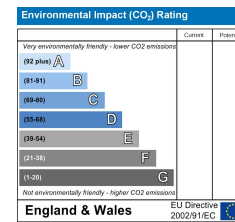
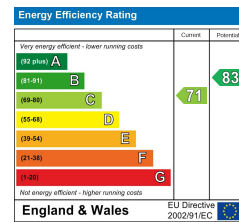
Council Tax Band E

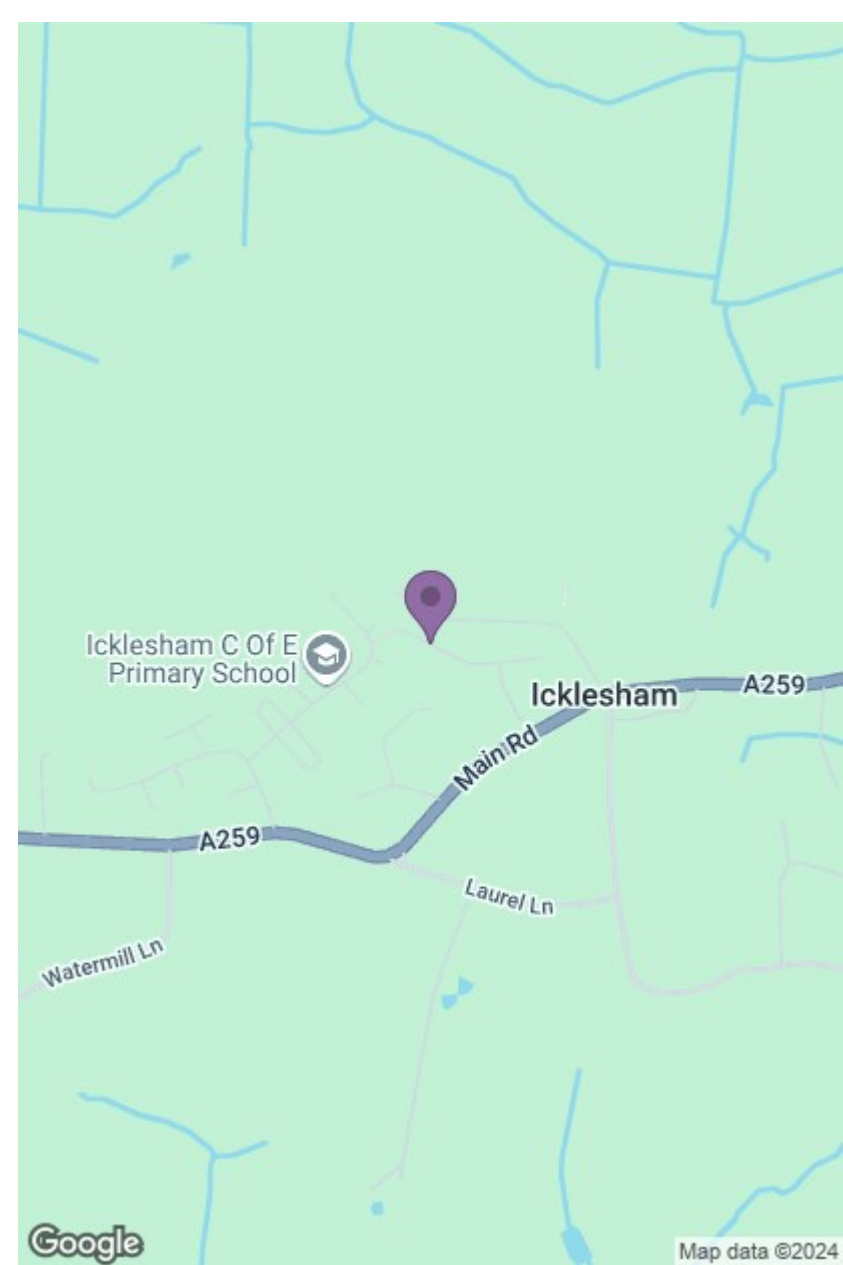




TOTAL FLOOR AREA : 1512 sq.ft. (140.5 sq.m.) approx.

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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