

**RUSH
WITT &
WILSON**



**34 Brede Valley View, Icklesham, East Sussex TN36 4DA
Guide Price £289,950**

Rush Witt & Wilson are delighted to offer this well-presented bungalow in a cul-de-sac location offering a good size garden & garage en-bloc.

The property benefits from a dual aspect open plan living space running front to back incorporating a lounge area, dining area and modern fitted kitchen, along with two-double bedrooms and family bathroom.

Outside: You approach the property along a paved pathway with lawn to the side. The rear garden has a paved patio area which extends to a good-sized lawn.

Viewings are highly recommended and the property is sold chain free.

Locality

The property can be found in a cul-de-sac nestled in the village of Icklesham.

Kitchen

7'9" x 27'6" (2.374 x 8.399)

Fitted with a range of modern base & eye-level unit with built-in oven and hob, space for washing machine, tiled splashback, ceiling spotlights and window.

Living / Dining Room

11'10" x 15'3" (3.608 x 4.660)

Spacious living room combining a lounge area & dining area leading to the kitchen. This space runs from the front to rear of the property with doors opening out to the rear garden.

Bedroom - Double

11'9" x 7'2" (3.594 x 2.205)

Window, electric heater

Bedroom - Double

11'9" x 9'8" (3.594 x 2.950)

Window, electric heater

Bathroom

8'8" x 7'2" (2.660 x 2.205)

The suite comprises of Bath with mixer taps and shower attachment, W.C, was hand basin and tiled walls.

Garden

Paved patio area leading from the living space and extending to the lawn.

Garage

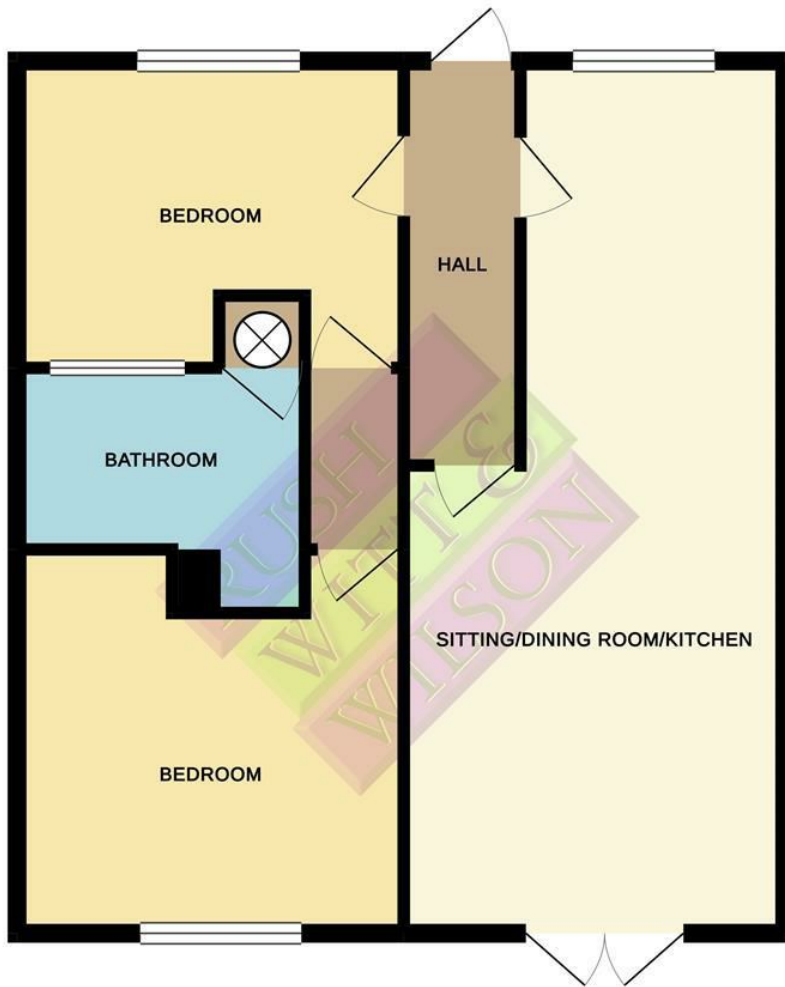
En-bloc

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, misread of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as such prospective purchaser. The services, systems and appliances shown have not been tested and no as to their operability or efficiency can be given.
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