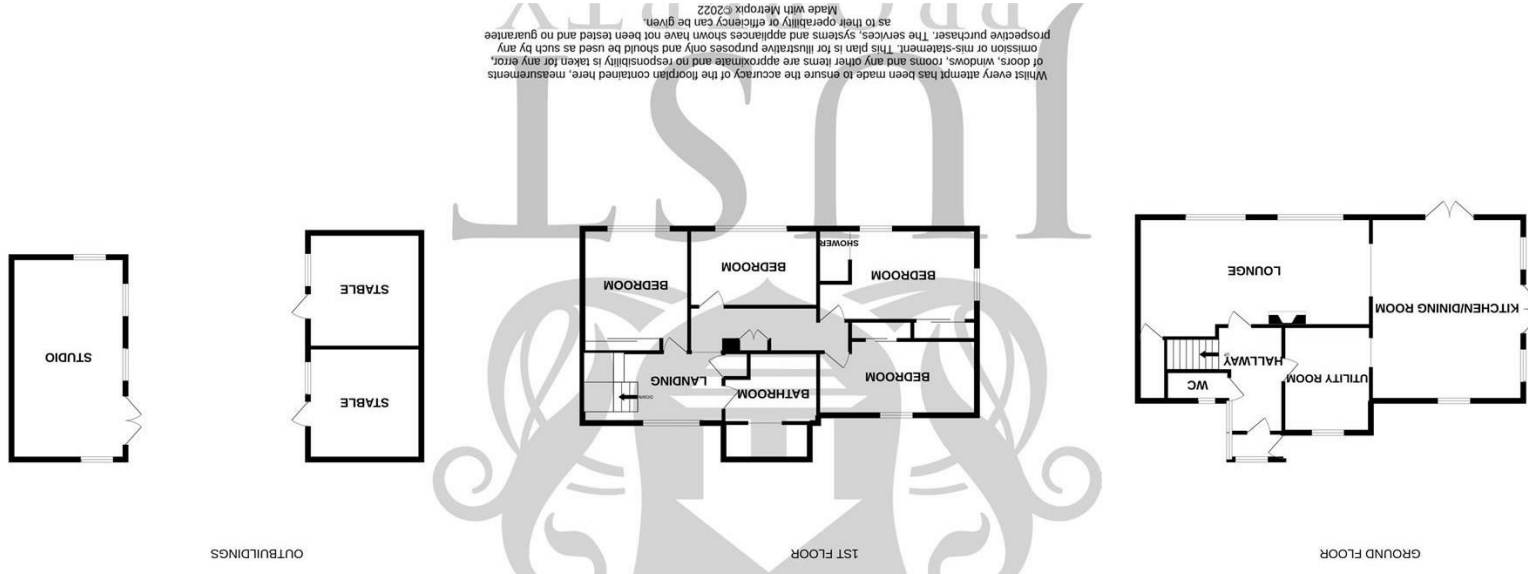
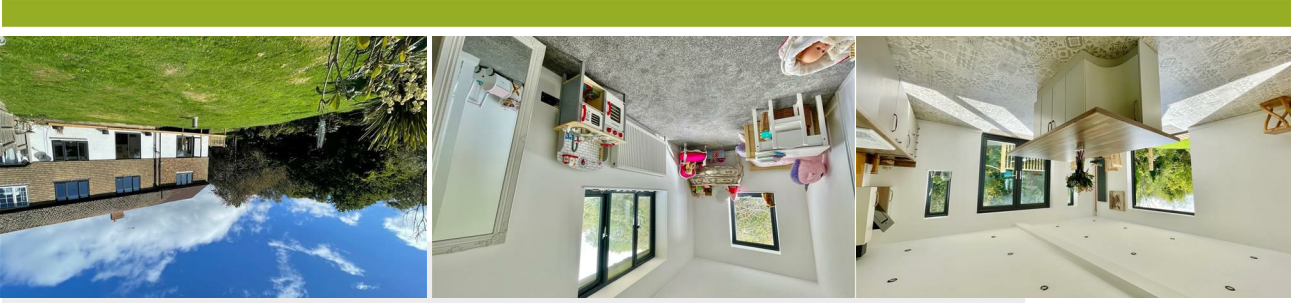


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very energy efficient - lower running costs	(81-100)
Current	43
Potential	79



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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Benchwood Main Road, Icklesham, TN36 4AR

FLOORPLANS



4 Bedrooms | 1 Receptions | 2 Bathrooms | 1650.00 sq ft

Freehold

£599,950

Benchwood Main Road, Icklesham, TN36 4AR





4 Bedrooms 1 Receptions 2 Bathrooms 1650.00 sq ft

PROPERTY DETAILS

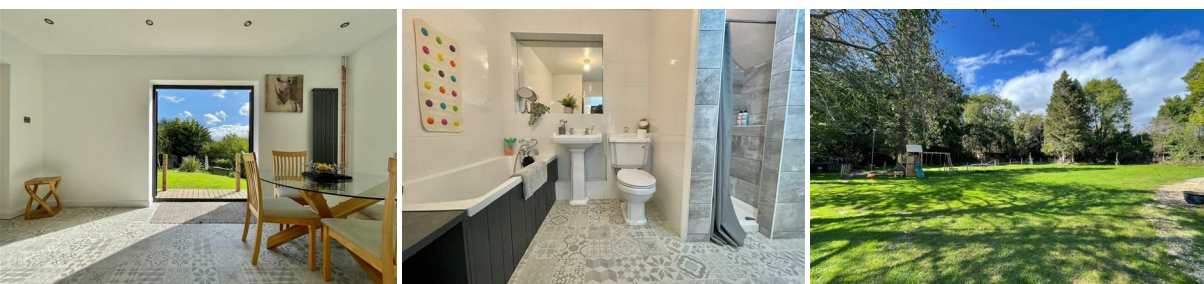
A beautifully presented four bedroom semi-detached home which is set within 0.7 of an acre grounds. The property is conveniently located close to local schools and the towns of Hastings, Rye, St Leonard's, Battle and Bexhill. The property has been renovated by the current owners to an extremely high standard and now provides accommodation suitable for family living and with stunning views over the local countryside.

The accommodation is arranged over two floors, including an entry porch, leading to a hallway with useful ground floor WC. A very large lounge area with an open fire which leads through to an open plan fitted kitchen dining area with built-in appliances, to include a single oven and a combination microwave, dishwasher, fridge and a induction hob with extractor. There are two sets of French doors leading onto the decked area towards the formal rear gardens. There is a useful island area in the kitchen as well as a separate very spacious utility room.

To the first floor the double bedrooms offer views over the stunning countryside to the rear. The main bedroom benefits from built-in wardrobes and an ensuite shower room. Bedroom two has the views over the grounds to the front as well as the natural pond to the side. Both bedrooms one & two benefit from dual aspect. The family bathroom has a separate bath and shower and has been finished to a very high specification.

Externally the property benefits from having ample parking and a detached garage, a natural pond, formal rear gardens with a summerhouse, a separate studio and two detached stables.

Further benefits of this wonderful property include a calor gas fired central heating and UPVC double glazed windows. To fully appreciate the style, location, brightness of this property viewing is considered essential via the vendors, sole agents, Just Property. To locate the property, use the What 3 Words app using this code [///debut.grapevine.analogy](#)



ROOM DIMENSIONS

Front Door	Bedroom
Porch	12'2" x 8'2" (3.73 x 2.51)
Hallway	Bedroom
W.C.	12'7" x 11'3" (3.86 x 3.43)
Utility Room	Family Bathroom
11'5" x 8'11" (3.48 x 2.72)	Studio
Kitchen / Dining Room	19'10" x 12'2" (6.07 x 3.71)
18'4" x 16'1" (5.61 x 4.91)	Stables
Family Lounge	25'10" x 12'2" (7.88 x 3.71)
23'11" x 12'4" (7.29 x 3.78)	Garage
Stairs To Landing	Driveway
Bedroom	Off Road Parking
16'2" x 8'11" (4.93 x 2.74)	Rear Gardens
En Suite	Gardens and Animal Grazing
Bedroom	Summer House
16'2" x 6'11" (4.93 x 2.11)	

FEATURES

- Four Bedrooms
- Recently Refurbished and Extended
- Beautiful Countryside Views
- Prime Location
- 0.7 Of An Acre Plot
- Stables
- Detached Studio with Utilities
- Natural Pond
- Two Bathrooms
- Close To Schools

