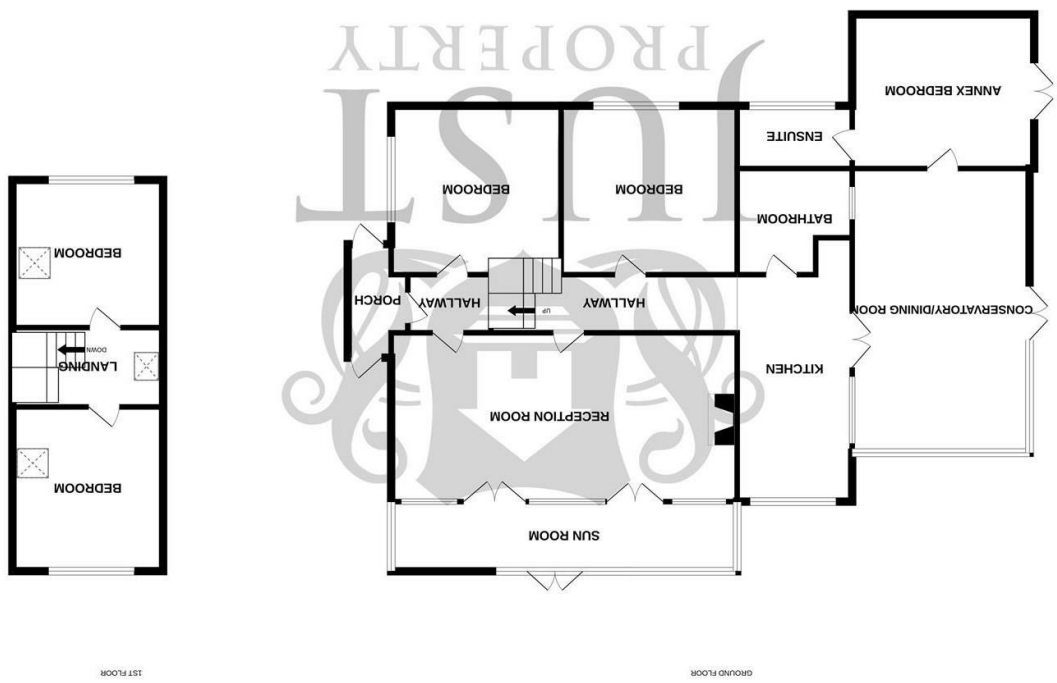


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such. Any prospective purchaser, the architect, surveyor and any other professional should verify the accuracy of the floorplans as to their operation or efficiency can be given. Plans are not to scale.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	4.2
Potential	7.2



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Sunny Bank, Main Road, Icklesham, TN36 4BS

# FLOORPLANS



5 Bedrooms 3 Receptions 2 Bathrooms 1442.36 sq ft

Freehold

# £425,000

Sunny Bank, Main Road, Icklesham, TN36 4BS







5 Bedrooms

3 Receptions

2 Bathrooms

1442.36 sq ft

## PROPERTY DETAILS

Nestled in the charming East Sussex village of Icklesham, Winchelsea, this stunning detached chalet property offers a perfect blend of space, comfort, and style. Boasting three reception rooms, four/five bedrooms, and two bathrooms spread across 1,442 sq ft, this property provides versatile living spaces for you and your family to enjoy. Located close to the towns of Hastings, Battle, Rye and Winchelsea, the coastal waters are a short drive away.

One of the standout features of this home is the fantastic views it offers, allowing you to relax and unwind while taking in the picturesque surroundings. The detached nature of the property ensures privacy and tranquillity, creating a peaceful retreat for you to call home. The property is very well presented and has gas fired central heating and UPVc double glazing throughout.

With ample off-road parking, you'll never have to worry about finding a space for your vehicles or welcoming guests. Additionally, the inclusion of a home office provides the perfect space for remote work or creative pursuits, adding a touch of convenience to your daily life. The outside spaces of Sunny Bank are definitely one of the stand out features and offer a decked area for entertaining and lawned sections as well as many established shrubs and plants.

Don't miss out on the opportunity to make this property your own and experience the best of countryside living in the heart of Icklesham. Please call Just Property on 01424 444100 to arrange a viewing of this fantastic property.



## ROOM DIMENSIONS

Porch	Bedroom
Entrance Hall	13'1" x 11'6" (4 x 3.52)
Hallway	En -Suite
Bedroom	8'4" x 4'3" (2.55 x 1.30)
12'0" x 11'11" (3.67 x 3.65)	Stairs To First Floor Landing
Living Room	Bedroom
24'6" x 12'0" (7.48 x 3.67)	11'11" x 10'9" (3.65 x 3.28)
Sun Room	Bedroom
24'9" x 5'2" (7.55 x 1.58)	10'2" x 12'10" (3.12 x 3.92)
Inner Hall	Extensive Garden
Bedroom	External Home Office
12'0" x 12'0" (3.68 x 3.67)	Off Road Parking
Kitchen	Garage
16'6" x 8'9" (5.04 x 2.67)	Rear Garden Space
Bathroom	
7'3" x 6'6" (2.21 x 2)	
Conservatory / Dining Room	
20'4" x 12'1" (6.21 x 3.70)	

## FEATURES

- Detached Chalet Bungalow
- Five Bedrooms
- Two Bathroom
- Garage and Off Road Parking
- Separate Home Office
- Rural Location
- Very Well Presented
- Conservatory
- Flexible Living Spaces

