



2 Fairview,
Main Road, Icklesham,
East Sussex TN36 4BA

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Guide Price : £650,000 - £660,000

A modern detached home set in a popular village location which is presented in excellent condition throughout and offering four double bedrooms, countryside views and a delightful rear garden

A wonderful family home built approximately 4 years ago which has been finished to an excellent standard with attention to detail noticeable throughout. The property offers four bedrooms and three bathrooms and has a fabulous kitchen/dining area to the rear with bi-fold doors opening out and extending the space to the patio area making it the ideal spot for family gatherings and entertaining.

Outside, the house is one of three properties set back with a driveway leading to the parking at the front of the house. The garden is a standout feature with established seasonal planting and large lawn providing an ideal setting for outdoor living.

This house combines high end finishes with well thought out spaces which allow natural light to flow through the house along with the appeal of a village setting which provides access to two main towns. An excellent designed home offering an impressive sense of light and space, with beautifully proportioned rooms throughout.

SITUATION Set within the heart of the High Weald Area of Outstanding Natural Beauty, the village of Icklesham offers a quintessential glimpse of English country life, with its welcoming community, traditional public houses, village hall and well-regarded primary school. Surrounded by rolling country-side and far-reaching views, the area is ideally placed for exploring some of the most characterful corners of East Sussex.

The historic Cinque Port town of Rye lies just a short drive away, its cobbled streets, independent shops and thriving food scene making it a destination in its own right. Nearby Winchelsea, with its wide, planned streets and striking church, offers a quieter, almost timeless atmosphere. To the west, the Old Town of Hastings brings a contrasting energy, with its mix of historic architecture, creative culture, seafront and traditional fishing quarter. Despite its distinctly rural feel, the area remains well connected. Mainline services from Rye link to Ashford International and onwards to London St Pancras in under forty minutes, allowing for an easy balance between town and country.

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WarnerGray



On entering, you are presented with a long open hallway drawing your eyeline towards the open garden space beyond the kitchen. This double-fronted property starts with a dual aspect living room at the front to the left which provides a comforting retreat and the third bedroom to the right which is also dual aspect.

As you travel along the hallway to the left you have bedroom four and the staircase with glass balustrade leading to the landing. To the right is the spacious family bathroom with modern tiling and chrome finishes, heated towel rail, w.c, wash hand basin and bathtub with shower fixing above. The next room along is the utility providing fitted units, sink & drainer and space for washing machine and tumble dryer.

The large kitchen/dining room is the family hub of the house and a stand out feature which has been thoughtfully arranged, with a fabulous fitted kitchen to the right with integrated appliances and central island/breakfast bar. This space continues to the left with the dining area which further extends with glazed bi-fold doors leading out to the paved patio.

Upstairs, the landing leads to two further spacious bedrooms both front and rear. The front has built-in cupboard space and an en-suite shower room.

The primary suite is to the rear with dressing area, double built-in cupboards, shower room and Juliet balcony doors opening to a fabulous view across the garden and stunning countryside views.

Outside To the front, the property is approached via a brick paved driveway leading to off-street parking for two vehicles with an EV charging point, outside lighting and lawn to the side.

To the rear the property benefits from a landscaped garden with paved patio across the width of the house with access to side gates either side. The patio leads to a large lawn with seasonal display beds positioned around the garden with further seating to the rear. The design has provided a space which can be enjoyed with friends and family as well as a peaceful setting which is further enhanced with countryside views to the rear.

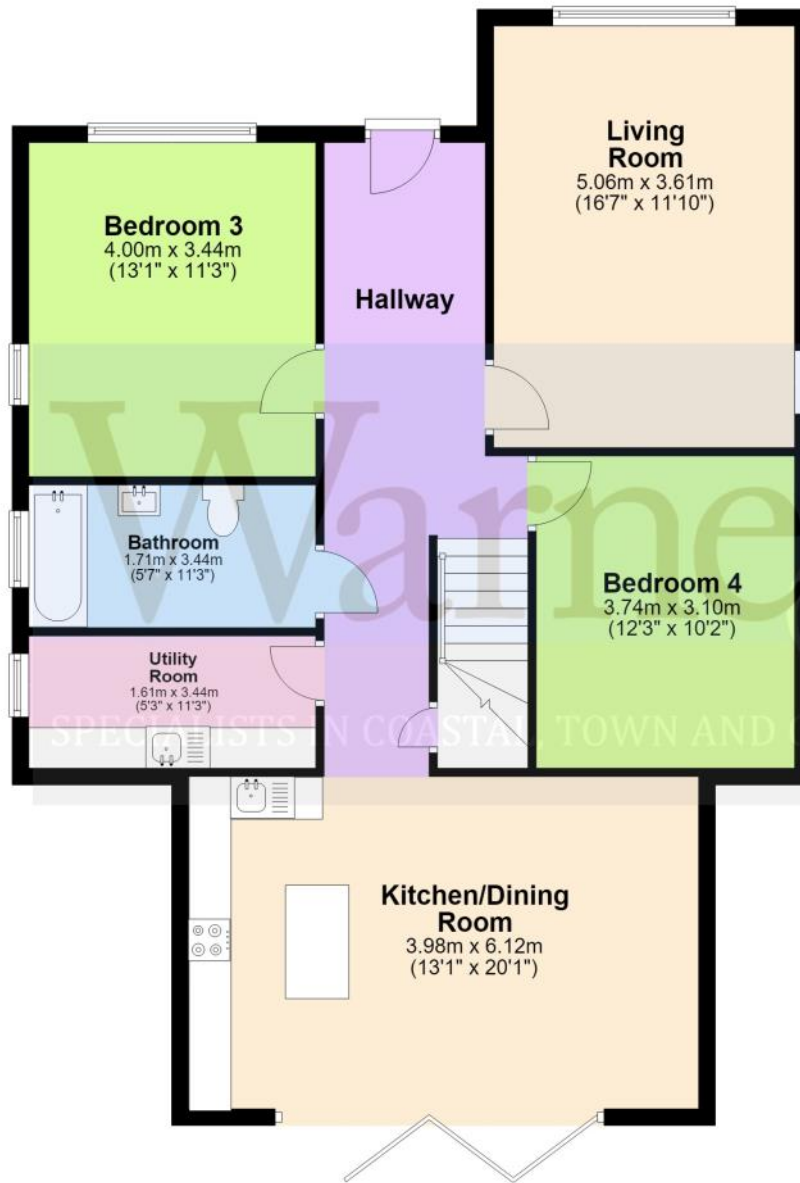
Services : Mains water, electricity, gas and drainage. Ground floor underfloor heating with radiators to the first floor.

EPC Rating : C. Local Authority : Rother District Council



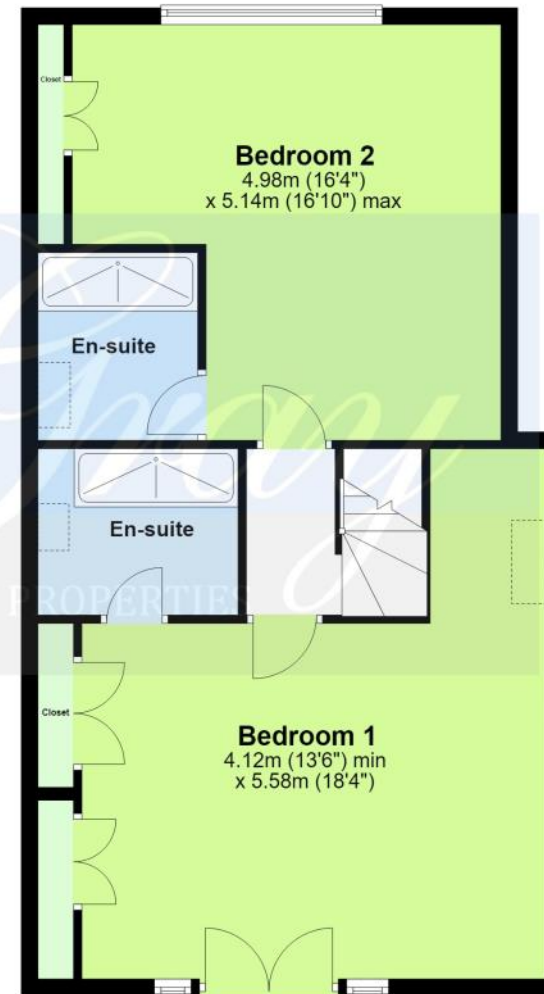
Ground Floor

Approx. 99.0 sq. metres (1065.3 sq. feet)



First Floor

Approx. 69.3 sq. metres (745.5 sq. feet)



Total area: approx. 168.2 sq. metres (1810.8 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



