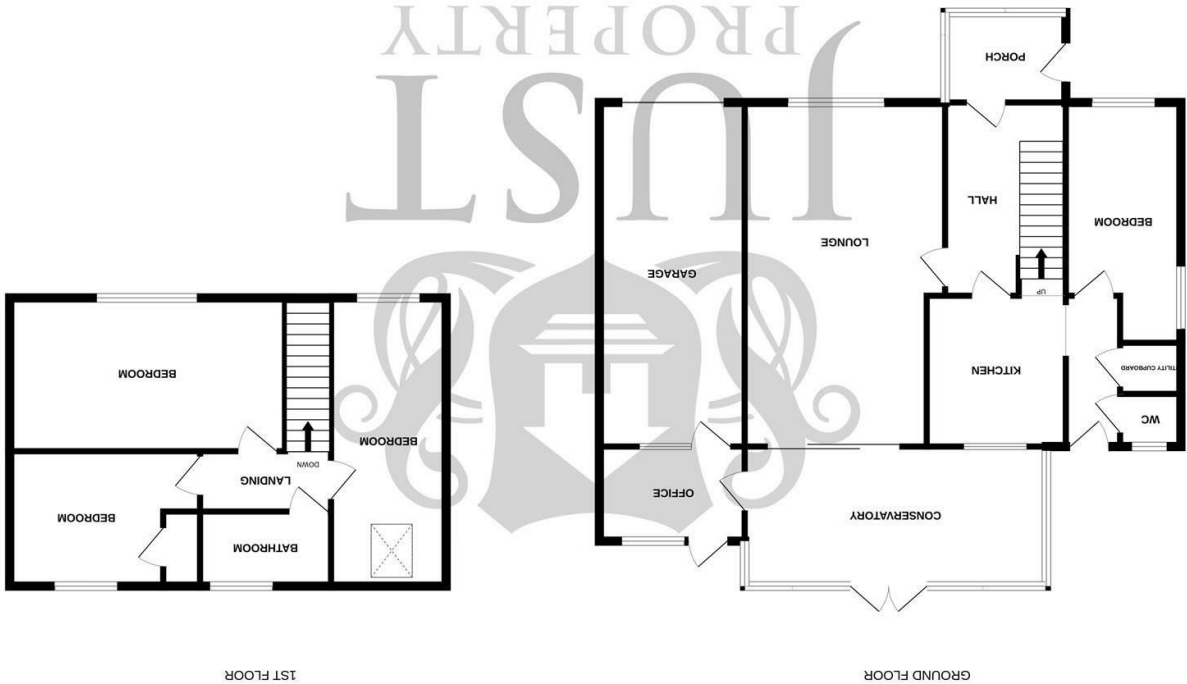




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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.



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-30)	F	
(31-40)	E	
(41-50)	D	
(51-60)	C	
(61-70)	B	
(71-80)	A	
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-60)	D	
(39-54)	E	
(21-30)	F	
(1-20)	G	
Energy Efficiency Rating		
Current	59	Potential
71		

FLOORPLANS

3 Oast House Field, Icklesham, TN36 4BP



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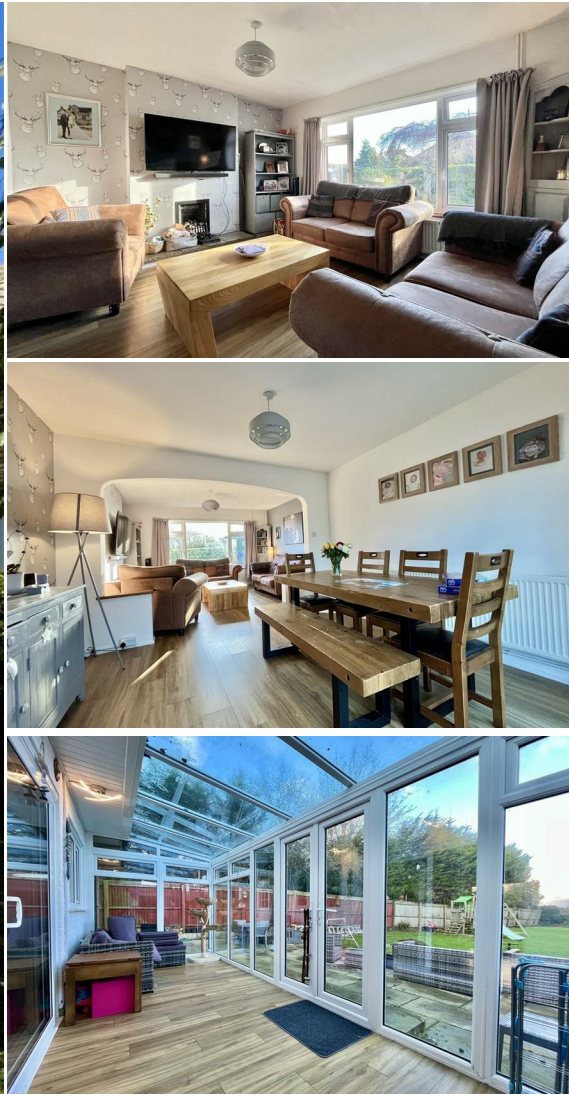


4 Bedrooms 2 Receptions 1 Bathrooms 1108.69 sq ft

3 Oast House Field, Icklesham, TN36 4BP

Freehold

£399,995





Freehold

£399,995



4 Bedrooms 2 Receptions 1 Bathrooms 1108.69 sq ft

PROPERTY DETAILS

An opportunity arises to secure this attractive four-bedroom extended detached house, located in a quiet cul-de-sac within Icklesham Village, being within close proximity to local amenities, bus routes, local schools, Icklesham recreation ground, public houses, and the A259 connecting to both the historic towns of Hastings and Rye.

The steel-framed property provides deceptive and impressive living space and occupies a large plot with level front and rear gardens, with a gate to the rear giving access to Parsonage Lane. The accommodation is arranged over two floors and includes a large entrance porch, a reception hallway, a 23'4" x 13'0" living room leading into a garden room/conservatory with access to the rear garden and home office. A newly fitted kitchen with access to a downstairs bedroom/dining room, a downstairs cloakroom, and a utility cupboard. To the first floor, there is a 14'2" x 9'6" master bedroom with fitted wardrobes, a further second double bedroom, a single bedroom, and a newly fitted family bathroom with separate W.C.

To the outside, there is a front garden, off-road parking for up to two vehicles, and a single garage. The rear garden measures approximately 100ft, being mainly laid to lawn with a large level patio area. Further benefits include gas central heating and uPVC double glazing.

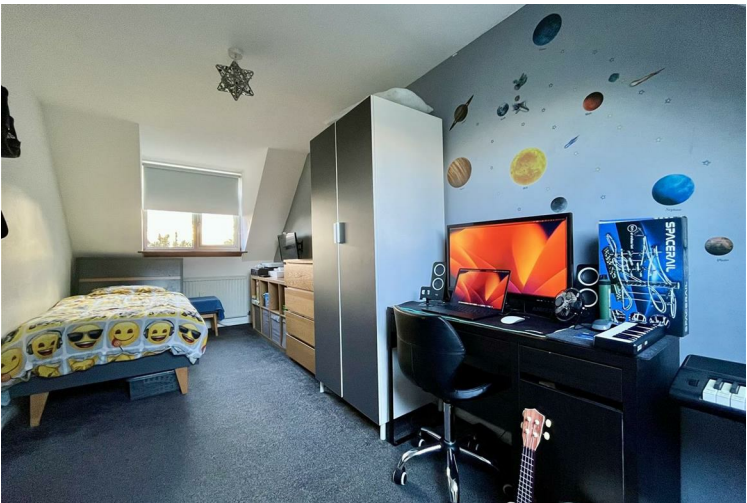
Viewing is considered essential with sole agents, Just Property.

ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	14'2" x 9'6" (4.32 x 2.90)
7'11" x 5'8" (2.41 x 1.73)	Bedroom
Hallway	18'5" x 7'6" (5.61 x 2.29)
Open Plan Living Dining Room	Bedroom
23'4" x 13'0" (7.11 x 3.96)	8'7" x 8'6" (2.62 x 2.59)
Conservatory	Family Bathroom
Kitchen	Front Garden
9'7" x 9'0" (2.92 x 2.74)	Off Road Parking
Downstairs Cloakroom	Garage
Down Stairs Bedroom	Rear Garden
22'0" x 7'4" (6.71 x 2.24)	
Utility Cupboard	
Stairs too	
First Floor Landing	

FEATURES

- Extended Detached Family House
- Large Level Plot
- Village Location
- Four Bedrooms
- Two Reception Rooms
- Newly Fitted Kitchen
- Home Office
- 100ft Rear Garden
- Garage & Parking
- Viewing Essential



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.