

**RUSH  
WITT &  
WILSON**



**Clinton Lodge Parsonage Lane, Icklesham, TN36 4BL**  
**Guide Price £399,000**

### ENJOYING STUNNING RURAL VIEWS

Rush Witt & Wilson are pleased to offer a well presented attached property comprising two double bedrooms, double aspect living room, dining hall, kitchen/breakfast room and shower room.

There is parking provision to the front for two cars, garden to the rear backing onto farmland and enjoying far reaching rural views.

Planning granted for loft conversion, details on request.

The property is offered chain free and could be available for early occupation.

For further information and to arrange a viewing please contact our Rye Office 01797 224000.



### Locality

The property is situated in the popular Sussex village of Icklesham located between the Ancient Cinque Port town of Rye and historic coastal town of Hastings. Local amenities include public houses / restaurants, community hall, primary school and parish church.

At nearby Winchelsea Beach there is access to miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve in Rye Harbour, this forms part of the stunning coastline of the Rye Bay which is also home to the famous Camber Sands.

Further shopping, sporting and recreational facilities can be found in the neighbouring towns of Rye and Hastings, each only a short drive away and also accessed via a regular bus service that passes through the village.

### Entrance Hall

13'1 x 3'7 (3.99m x 1.09m)

Door to the side.

### Shower Room

9'10 x 3'11 (3.00m x 1.19m)

Window to the side, shower cubicle, wash hand basin, low level wc.

### Living Room

16'10 x 13'10 (5.13m x 4.22m)

Double aspect room with large window to the side, door with full height glazed side panels to the rear.

### Dining Hall

11'5 x 8'10" (3.48m x 2.69m)

Deep shelved cupboard.

### Kitchen/Breakfast Room

13'1 x 9'8 (3.99m x 2.95m)

Window to the rear overlooking the garden and farmland beyond, fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cabinets, solid worktop, inset sink and mixer tap, inset ceramic hob with oven beneath and extractor over, space and plumbing for washing machine, space for table and chairs.

### Bedroom

13'9 x 11'11 (4.19m x 3.63m)

Window to the front.

### Bedroom

11'9 x 8'10 max (3.58m x 2.69m max)

Window to the front.

### Outside

#### Front Garden

Hardstanding which provides off road parking for two cars, gated pathway to the right, bordered by an established shrub bed and leading to the rear garden.

#### Rear Garden

Paved areas, level lawn and further stocked border, post and rail fence to the rear, palisade fencing to either side, far reaching views are enjoyed over the Brede Valley to Rye.

### Planning

Permission granted for loft conversion, Reference No: RR/2024/314/P. Further details on request.

### Agents Note

Council Tax Band - TBA

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

### Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.

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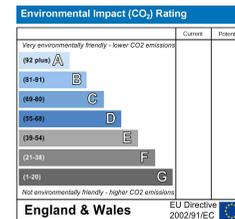
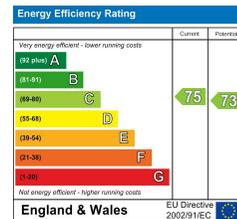


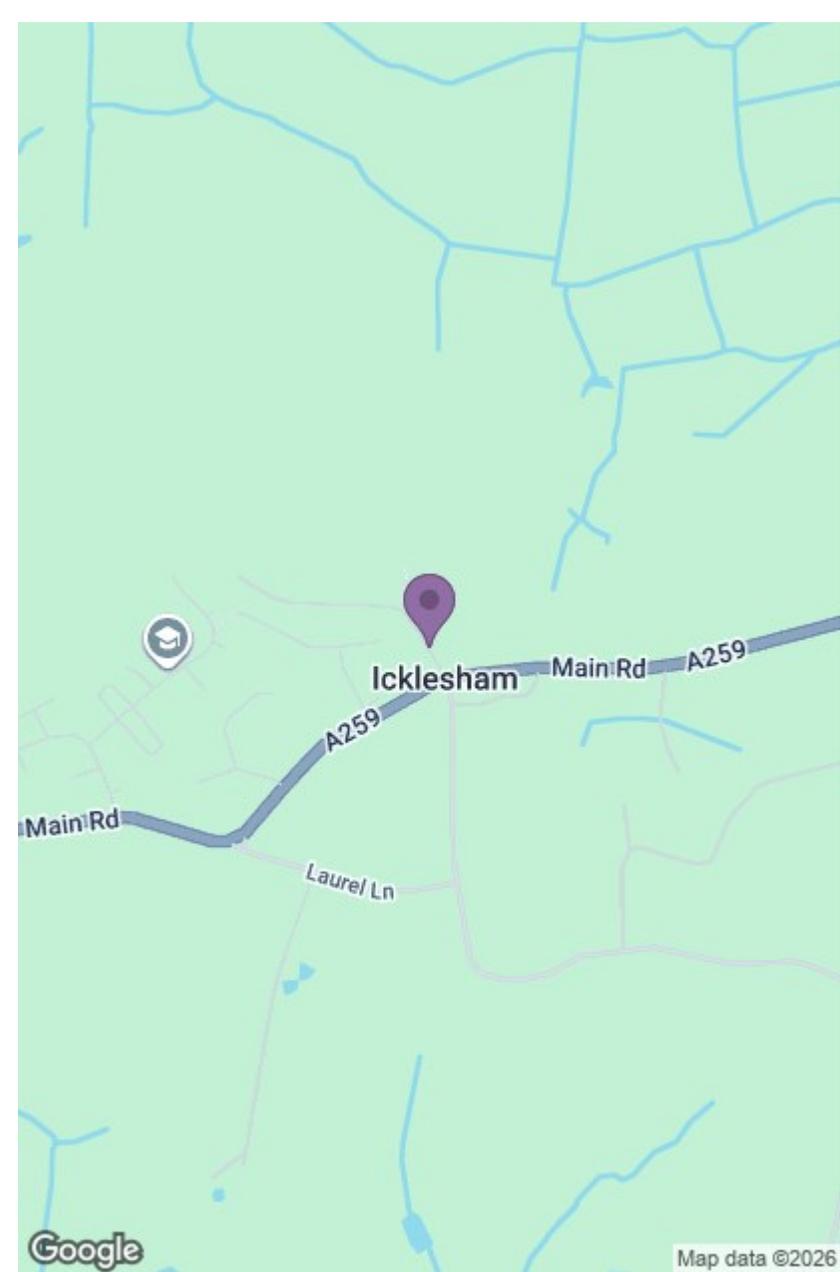
GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

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 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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