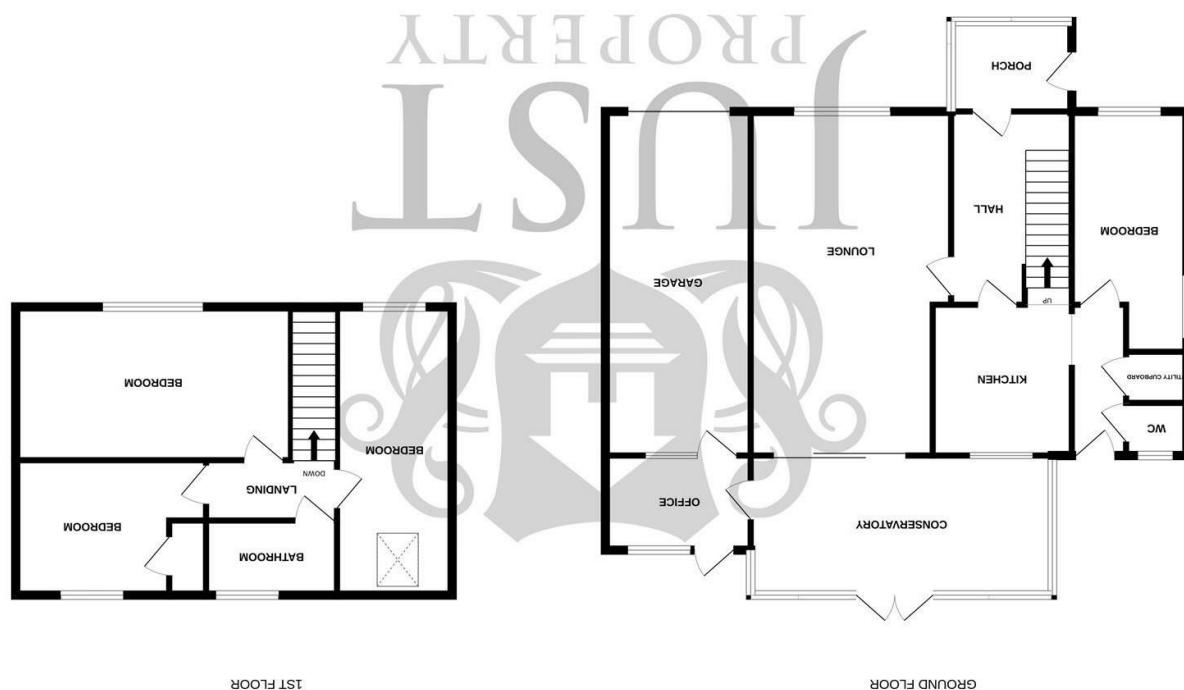
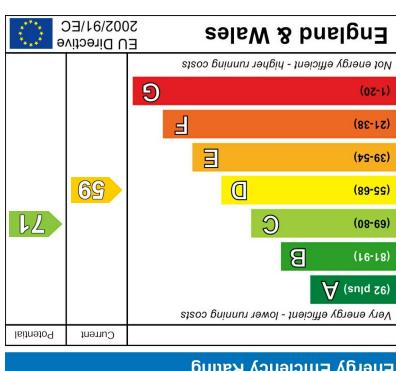


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3 Oast House Field, Icklesham, TN36 4BP

FLOORPLANS



JUST

Freehold

£399,995

3 Oast House Field, Icklesham, TN36 4BP

4 Bedrooms 2 Receptions 1 Bathrooms 1108.69 sq ft





£399,995



4 Bedrooms

2 Receptions

1 Bathrooms

1108.69 sq ft

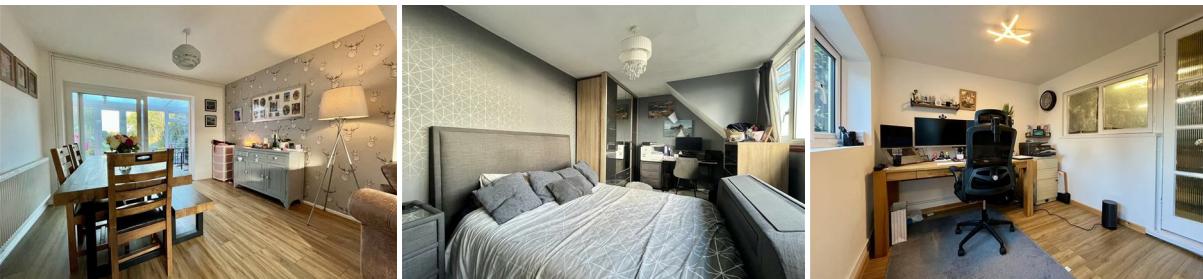
PROPERTY DETAILS

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

