

**RUSH
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**19 Manor Close, Icklesham, East Sussex TN36 4BT
£550,000 Freehold**

Rush Witt & Wilson are pleased to offer a superbly presented detached bungalow having been extended and improved to provide spacious and versatile accommodation that will appeal to a variety of buyers. Comprising an entrance porch leading to a reception hallway, three bedrooms, one with an en-suite shower room and there is also a family bathroom, living room with connecting doorway to an impressive open plan kitchen/dining room with adjoining study area and this is double aspect with window to the front and folding doors to the rear opening to a terrace and garden. The kitchen is a particular feature having been extensively fitted including a range of integrated appliances and an island unit. The garden is of a good size extending mainly to the rear with a further area to the side with double gates accessed from a hardstanding, there is a further hardstanding to the front.

Manor Close is situated in the heart of Icklesham, a popular village 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 ancient town of Rye and historic coastal town of Hastings, each only a short drive away and also accessed via a regular bus service passing through the village. At nearby Winchelsea Beach, there is access to miles of open shingle beach which extends from the cliffs at Fairlight to the nature reserve at Rye Harbour, which forms part of the stunning coastline of the Rye Bay, also home to the famous Camber Sands.

For further information and to arrange a viewing, please contact our Rye office 01797 22400





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Approximate total area⁽¹⁾

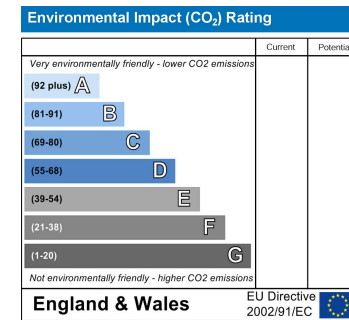
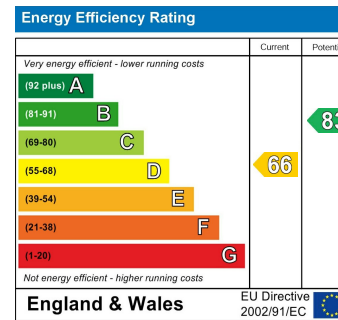
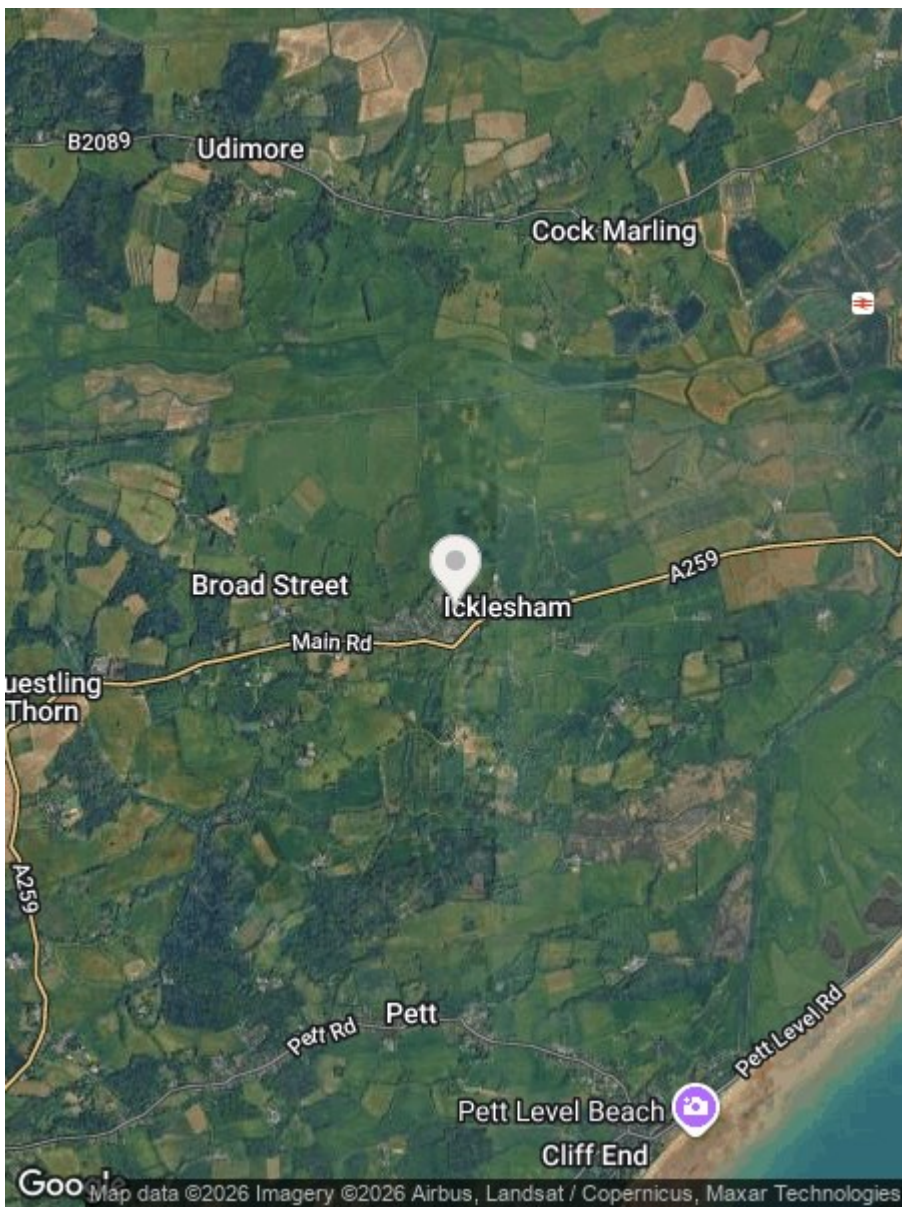
106.8 m²

1150 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - E

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.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**