

**RUSH
WITT &
WILSON**



Glengarriffe Main Road, Icklesham, East Sussex TN36 4BS
By Auction £375,000 Freehold

Rush Witt & Wilson are pleased to offer this three bedroom detached house located in Icklehsam, East Sussex. As you approach this property there is ample space currently used as off road parking for multiple vehicles and a raised front terrace. There is side access leading to a beautiful rear garden with summer house that has great potential, fitted with light and power. On the ground floor there is a living room and an open kitchen/dining room. The kitchen is a particular feature offering modern units and lots of natural light, there is a door that leads directly onto the garden. On the first floor there are three bedrooms, two of which are used as double bedrooms rooms and the third as an office. There is also a family bathroom. The first floor front windows have stunning views across the valley and also onto the sea! For further information and to arrange a viewing please contact our Rye office 01797 224000.



Locality

The property occupies a semi rural setting on the outskirts of 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 passing through the village.

Porch

Door through to:

Entrance Hall

Stairs rising to the first floor, doors off to the following:

Living Room

13'7 x 11'3 (4.14m x 3.43m)
Bay window to front, fireplace.

Kitchen/Diner

17'3 x 9'8 (5.26m x 2.95m)
Modern built in base and eye level units comprising sink with window overlooking the rear garden, oven with gas hob and extractor over, wall mounted gas fired boiler, built in dishwasher, built in washing machine, built in fridge/freezer, pantry, door with views and access onto the rear garden.

First Floor

Landing

Doors off to the following:

Bedroom One

11'0 x 11'5 (3.35m x 3.48m)
Window to front.

Bedroom Two

10'11 x 10'11 (3.33m x 3.33m)
Window to rear.

Bedroom Three

7'10 x 5'11 (2.39m x 1.80m)
Window to front.

Bathroom

5'8 x 5'10 (1.73m x 1.78m)
Window to rear, toilet, basin, heated towel rail, bath with shower attachment over, built in storage cupboards.

Outside

Front Garden

Large driveway providing ample off road parking, steps rising to a raised patio area, access to the rear garden from both sides of the property.

Rear Garden

Paved area mostly laid to lawn, mature flower beds, summerhouse with power and light connected, storage area.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

Auctioneer Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

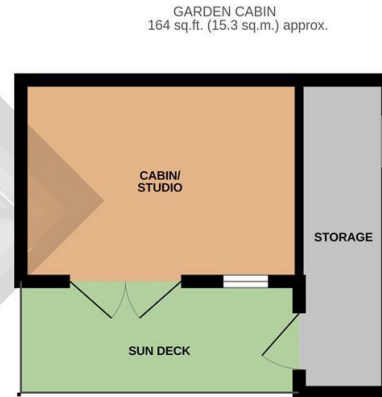
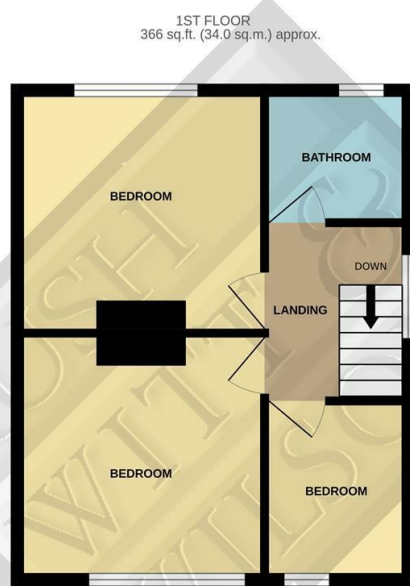
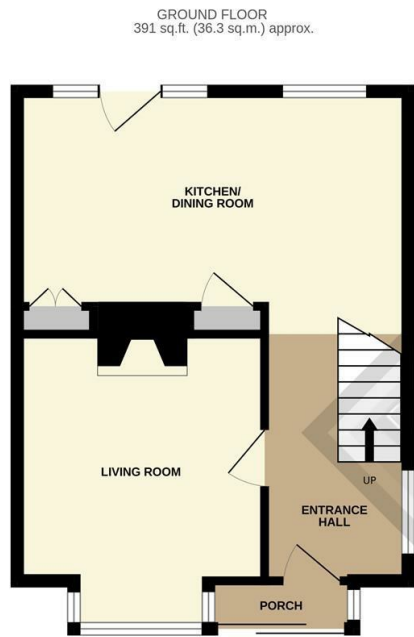
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

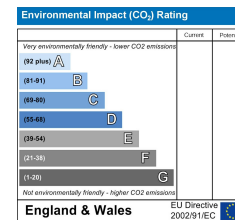
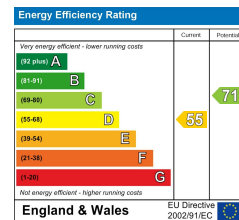
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

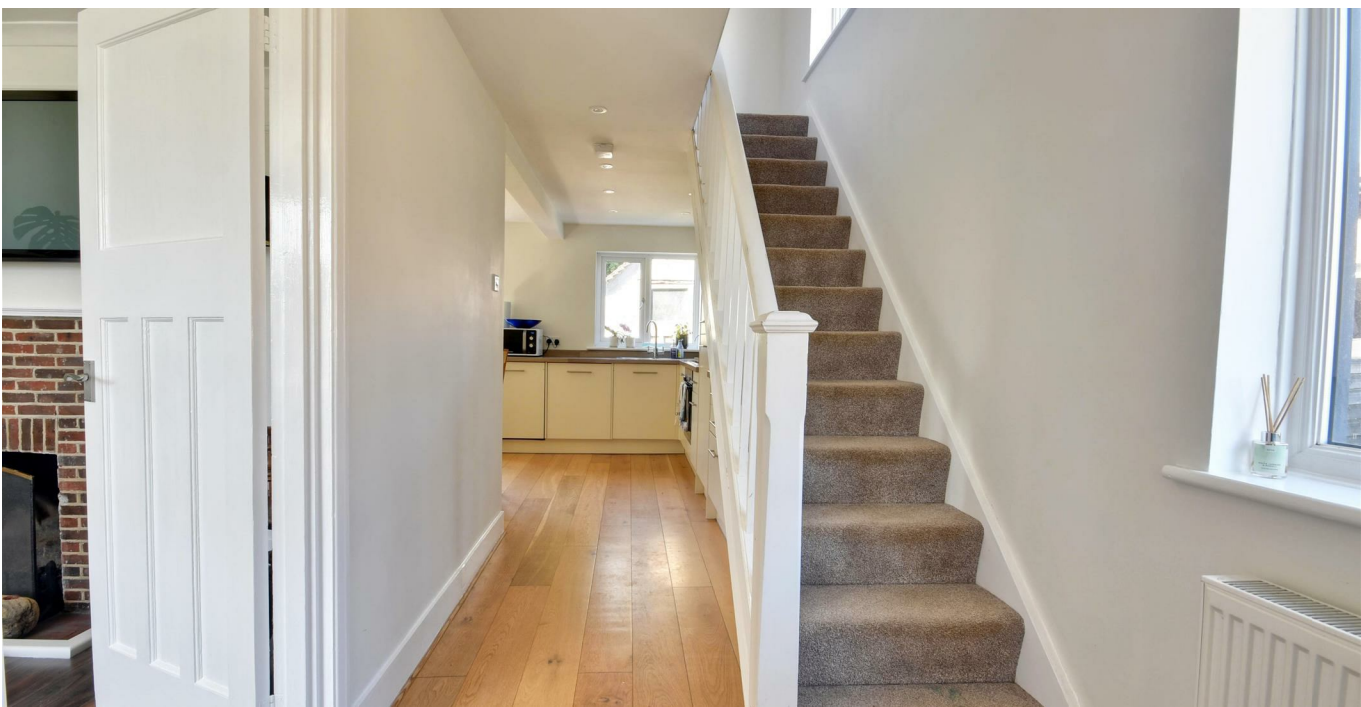
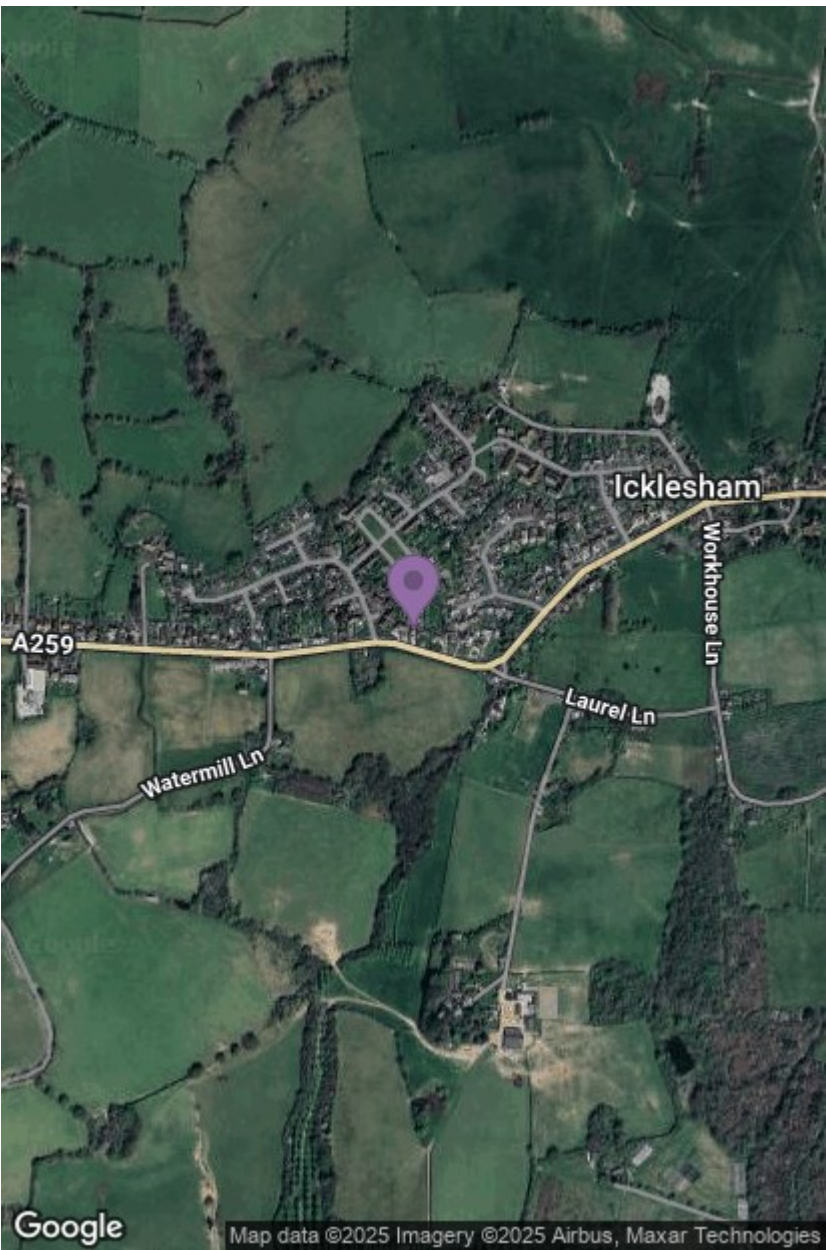




TOTAL FLOOR AREA : 921 sq.ft. (85.5 sq.m.) approx.

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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