

**RUSH  
WITT &  
WILSON**



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**19 Manor Close, Icklesham, East Sussex TN36 4BT**  
**Guide Price £550,000**

**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**



|                                                              |  |
|--------------------------------------------------------------|--|
| <b>Entry</b><br>7'11 x 4'2 (2.41m x 1.27m )                  |  |
| <b>Hallway</b><br>9'10 x 6'4 (3.00m x 1.93m )                |  |
| <b>Kitchen/Dining Room</b><br>33'5 x 10'10 (10.19m x 3.30m ) |  |
| <b>Living Room</b><br>11'9 x 15'10 (3.58m x 4.83m )          |  |
| <b>Bedroom</b><br>11'8 x 10'2 (3.56m x 3.10m )               |  |
| <b>En-Suite</b><br>5'11 x 7'11 (1.80m x 2.41m)               |  |
| <b>Bedroom</b><br>9'3 x 12'5 (2.82m x 3.78m )                |  |
| <b>Bedroom</b><br>8'9 x 11'5 (2.67m x 3.48m )                |  |
| <b>Bathroom</b><br>7'2 x 8' (2.18m x 2.44m )                 |  |
| <b>Agents Note</b><br>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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any

information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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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**Approximate total area<sup>(1)</sup>**

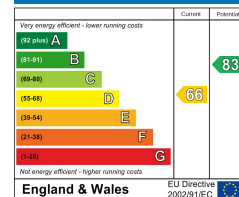
106.8 m<sup>2</sup>  
1150 ft<sup>2</sup>

(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.

**GIRAFFE 360**

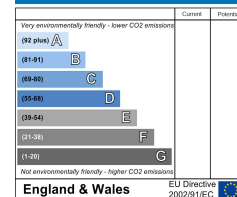
#### Energy Efficiency Rating



England & Wales

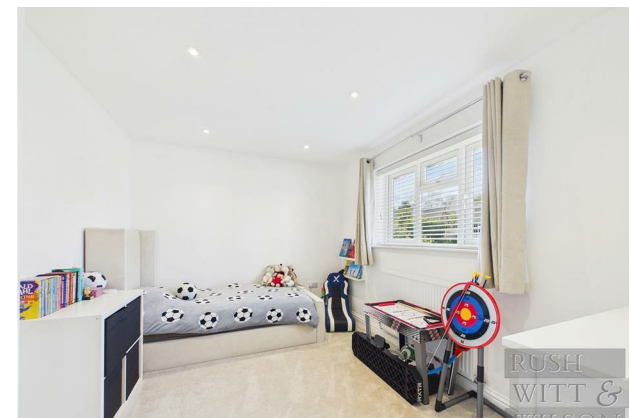
EU Directive 2002/91/EC

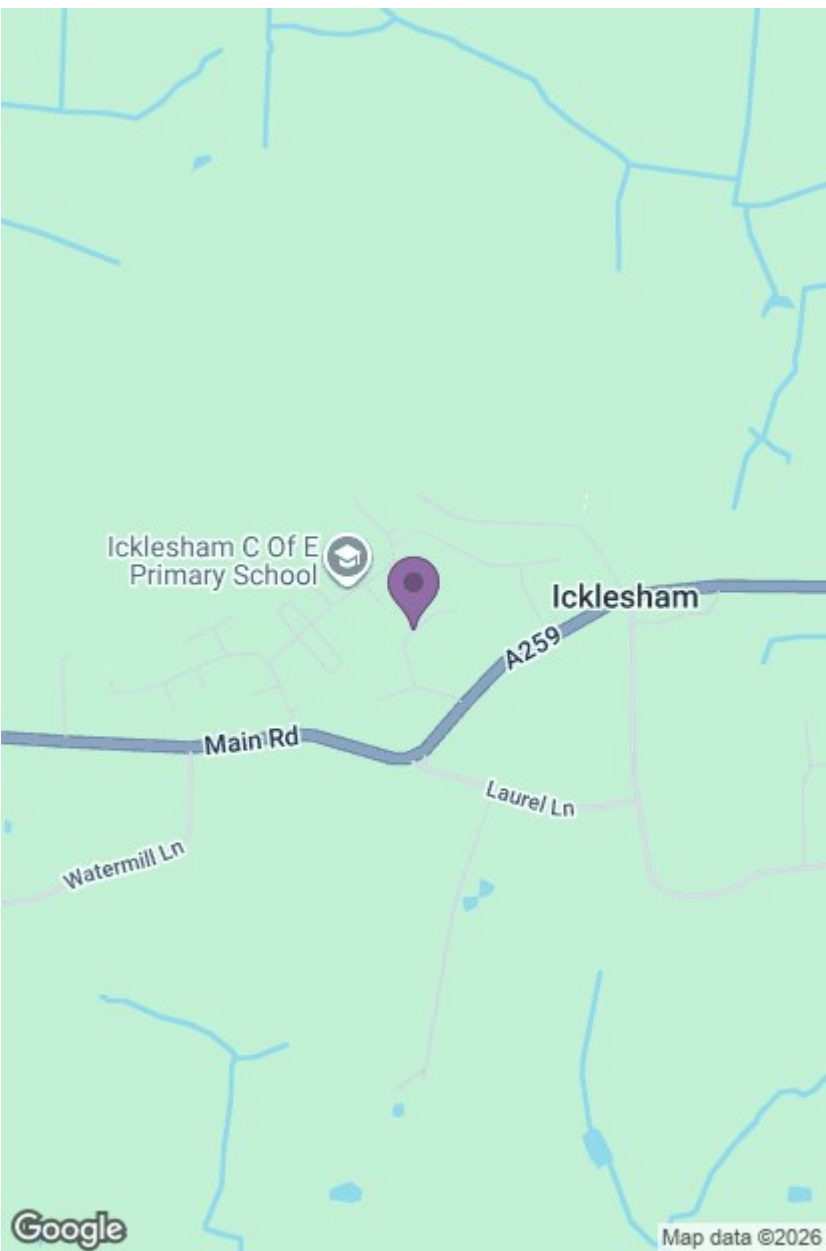
#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC





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