

**RUSH  
WITT &  
WILSON**



**Clinton Lodge Parsonage Lane, Icklesham, TN36 4BL**  
**Guide Price £375,000**

### ENJOYING STUNNING RURAL VIEWS

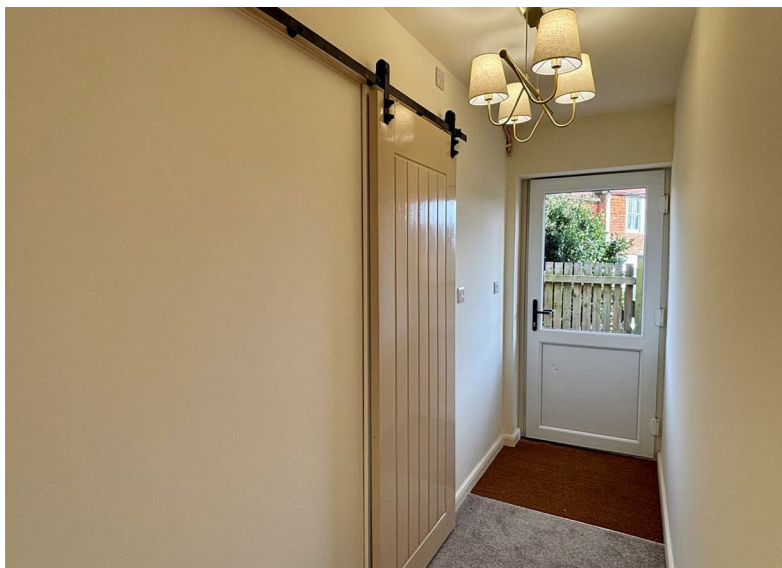
Rush Witt & Wilson are pleased to offer a well presented attached property comprising two double bedrooms, double aspect living room, dining hall, kitchen/breakfast room and shower room.

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:

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>

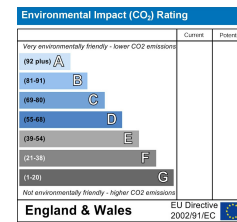
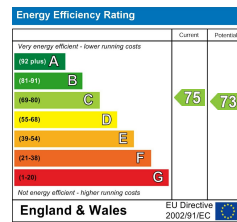


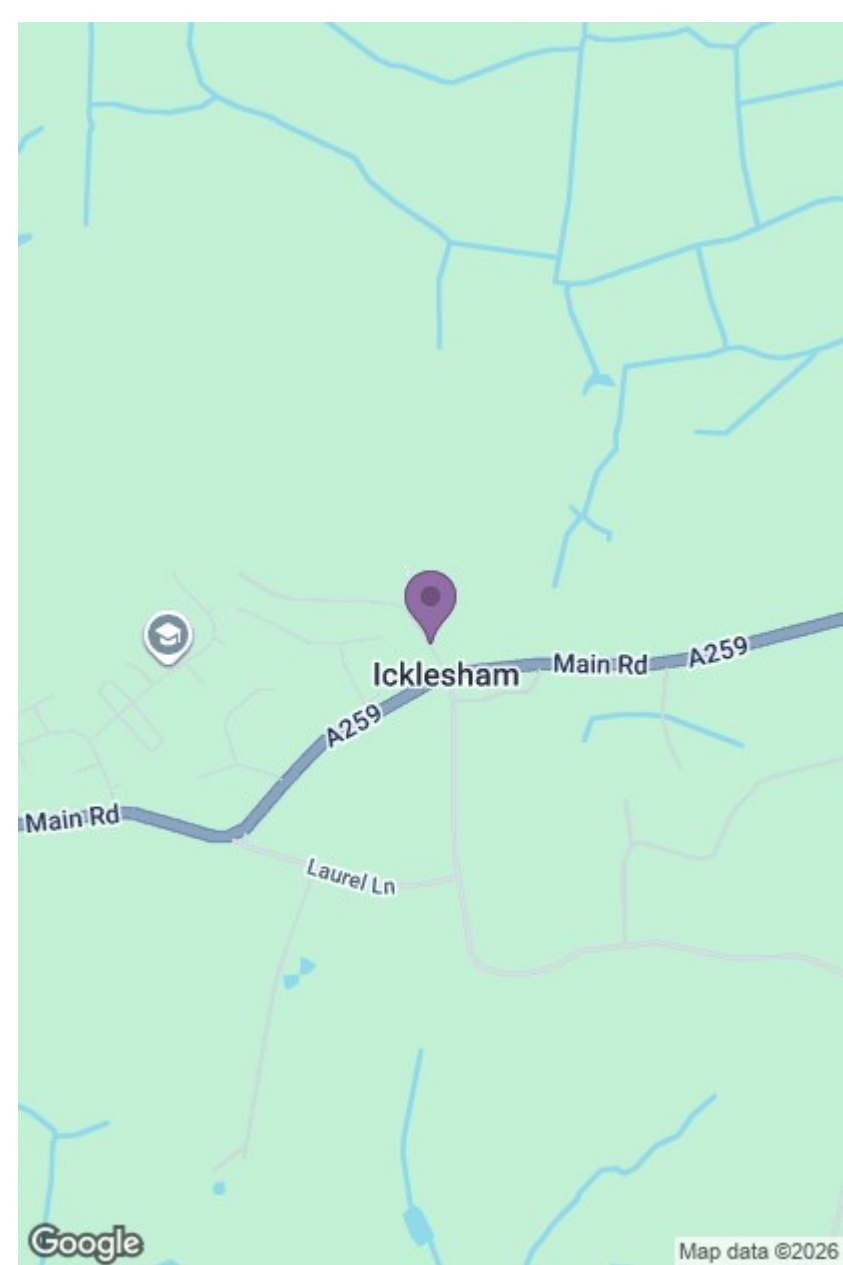
GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



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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**RUSH  
WITT &  
WILSON**

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