

5 Orchard Close, Icklesham, East Sussex TN36 4AW
Guide Price £132,500 Leasehold

Rush Witt & Wilson are pleased to offer the opportunity to acquire a shared ownership property forming part of a small residential development occupying a semi-rural location on the outskirt of Icklesham. The attractively styled and well presented attached property comprises an entrance hallway with ground floor cloakroom, living room, generous kitchen/breakfast room with direct access from the rear to a level garden, stairs rise from the entrance hallway to first floor landing where there are two double bedrooms and a family bathroom. There are gardens to front, rear and to the left hand side of the property there is parking for two cars. The property is being offered on a shared ownership basis at £132,500 for a 50% share, however we have been advised that a maximum share of 80% is also available, further information is available upon request.

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.

For further information and to arrange a viewing please contact our Rye Office 01797 224000.

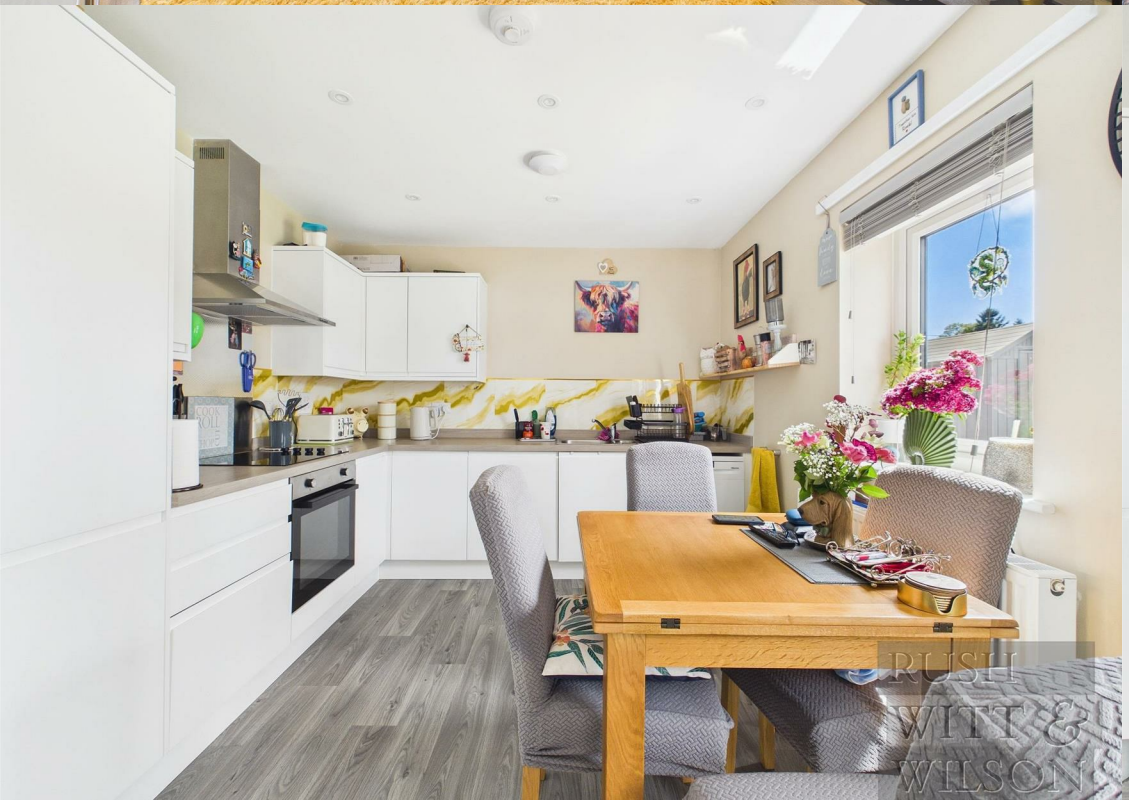







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Floor 0



Floor 1



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Approximate total area(1)

78.5 m²

846 ft²

Reduced headroom

1 m²

11 ft²

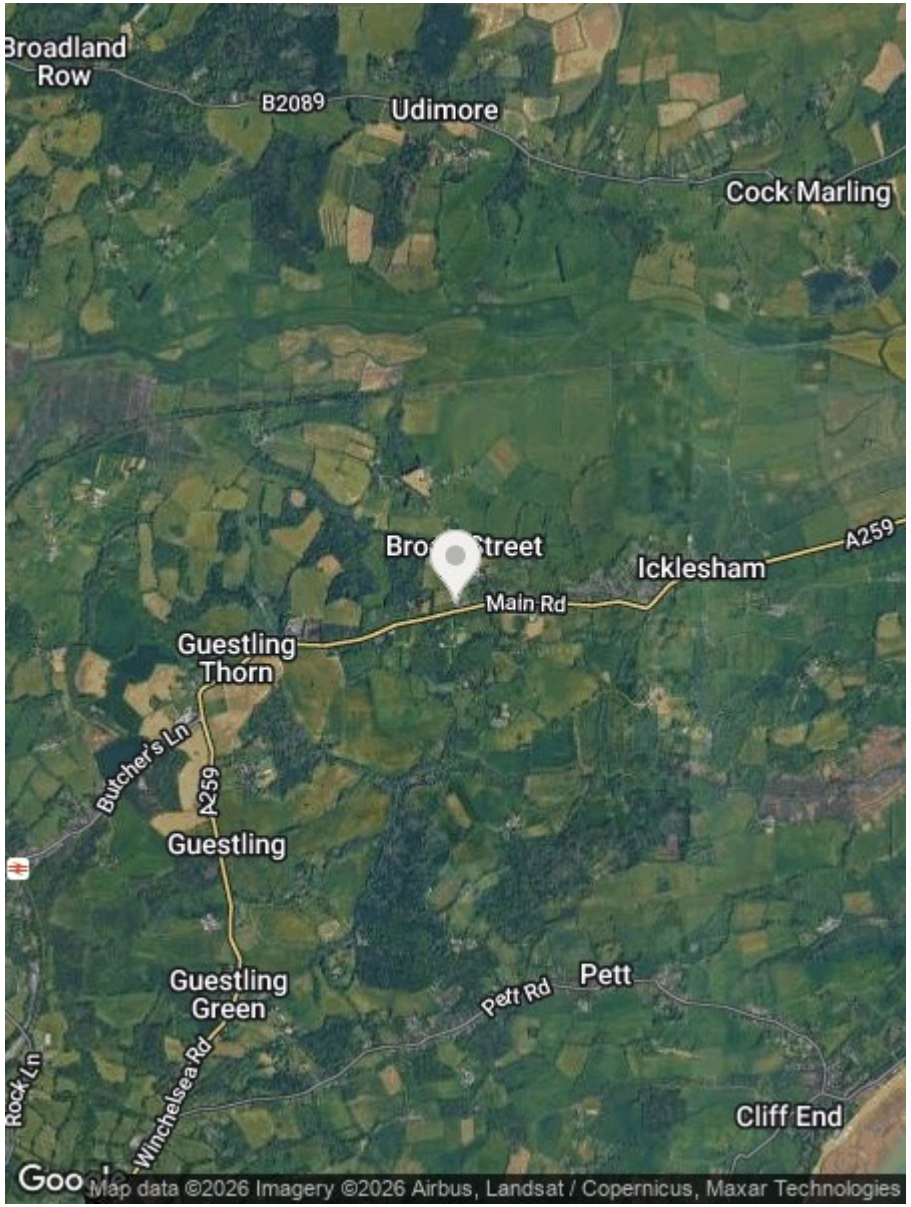
(1) Excluding balconies and terraces

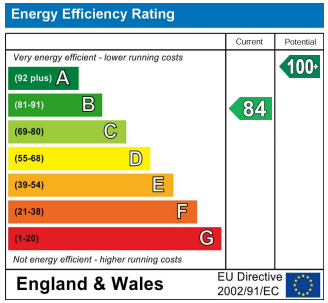
Reduced headroom

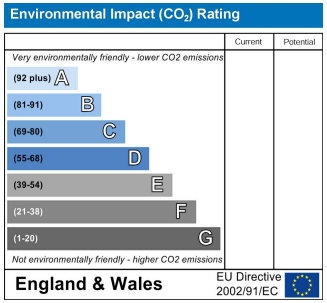
..... Below 1.5 m/5 ft

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 - C

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

RUSH WITT & WILSON

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