RUSH WITT & WILSON

7 Brede Valley View, Icklesham, East Sussex TN36 4DA
Guide Price £349,950

Rush Witt & Wilson are delighted to offer this well-presented bungalow in a cul-de-sac location, which is a hidden gem set back from the road offering parking, garage and a delightful rear garden.
To the front of the property is parking with a garage and gated access into the front paved private courtyard which can also be used as additional parking.
From here a front glazed porch leads to the house also joining with the utility room. Internally you have a wonderful modern fitted kitchen with integrated appliances and space for a breakfast bar, two bedrooms with built-in wardrobes, bathroom with bath & separate shower cubicle and a spacious living room with natural light flowing from the conservatory to the rear. This then leads to the garden which offers a paved bbq seating area, raised decked seating area, lawn surrounded by planting and space for greenhouse. There is also side access from the garden to the front.

Entrance Porch
10'9" x 8'5" (3.284 x 2.569)

Utility Area
12'8" x 7'7" (3.886 x 2.327)
Storage units and space for appliances

Kitchen
12'6" x 7'4" (3.819 x 2.242)
Range of light-coloured modern fitted base and eye level units with integrated appliances and space for a breakfast bar

Living Room
15'4" x 11'7" (4.690 x 3.550)
Spacious living room with access to conservatory

Conservatory
12'3" x 7'4" (3.741 x 2.251)
Leads to garden

Bedroom One
12'0" x 10'0" to wardrobe (3.674 x 3.065 to wardrobe)
Built-in wardrobes, window to rear

Bedroom Two
12'1" x 7'11" (3.692 x 2.433)
Built-in wardrobes, window to front

Bathroom
8'10" x 5'5" (2.713 x 1.674)
Bath, separate shower cubicle, w.c, wash hand basin, heated towel rail, window to side

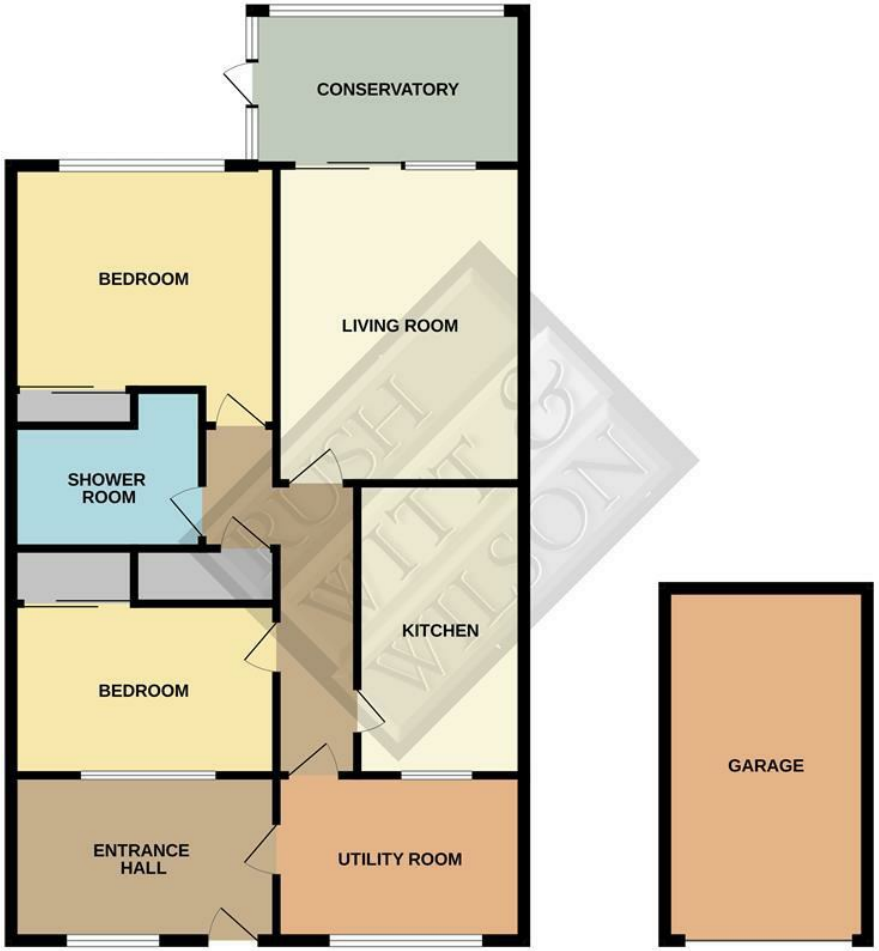
Outside Space
To the front: Parking space in front of garage which has opening doors at the rear leading to the front paved patio area which can be used as a garden space or for further parking.

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

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

Council Tax Band C

GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measure of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no gua as to their operability or efficiency can be given.
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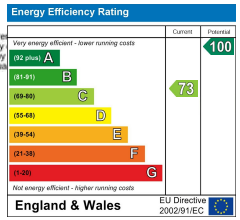

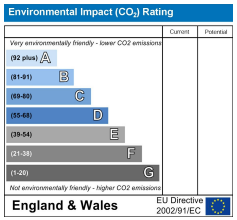

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