

**RUSH
WITT &
WILSON**



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Oakwood Main Road, Icklesham, East Sussex TN36 4BS
Guide Price £625,000 Freehold

TUCKED AWAY ATTRACTIVE DETACHED FAMILY HOME - CHAIN FREE

Rush Witt & Wilson are pleased to offer a substantial detached house, in a central but tucked away location in Icklesham which is only a short drive from the Ancient Town of Rye and Hastings.

The light and airy accommodation comprises an entrance hall which leads through to a spacious dual aspect living room, separate dining room and kitchen with utility room housing a wall-mounted gas boiler. On the first floor there are three double bedrooms, one with an en-suite and dressing area, and a family shower room. Double doors leading from both the living room and dining room onto a terrace and pergola area and a secure well maintained mature garden to the rear and side.

To the front of the property there is a drive leading to a double garage with an attached workshop.

For further information or to arrange a viewing of this delightful home please contact our Rye Office 01797 224000.









Floor 0



Floor 1



Approximate total area⁽¹⁾

164.3 m²

1768 ft²

Reduced headroom

1.5 m²

17 ft²

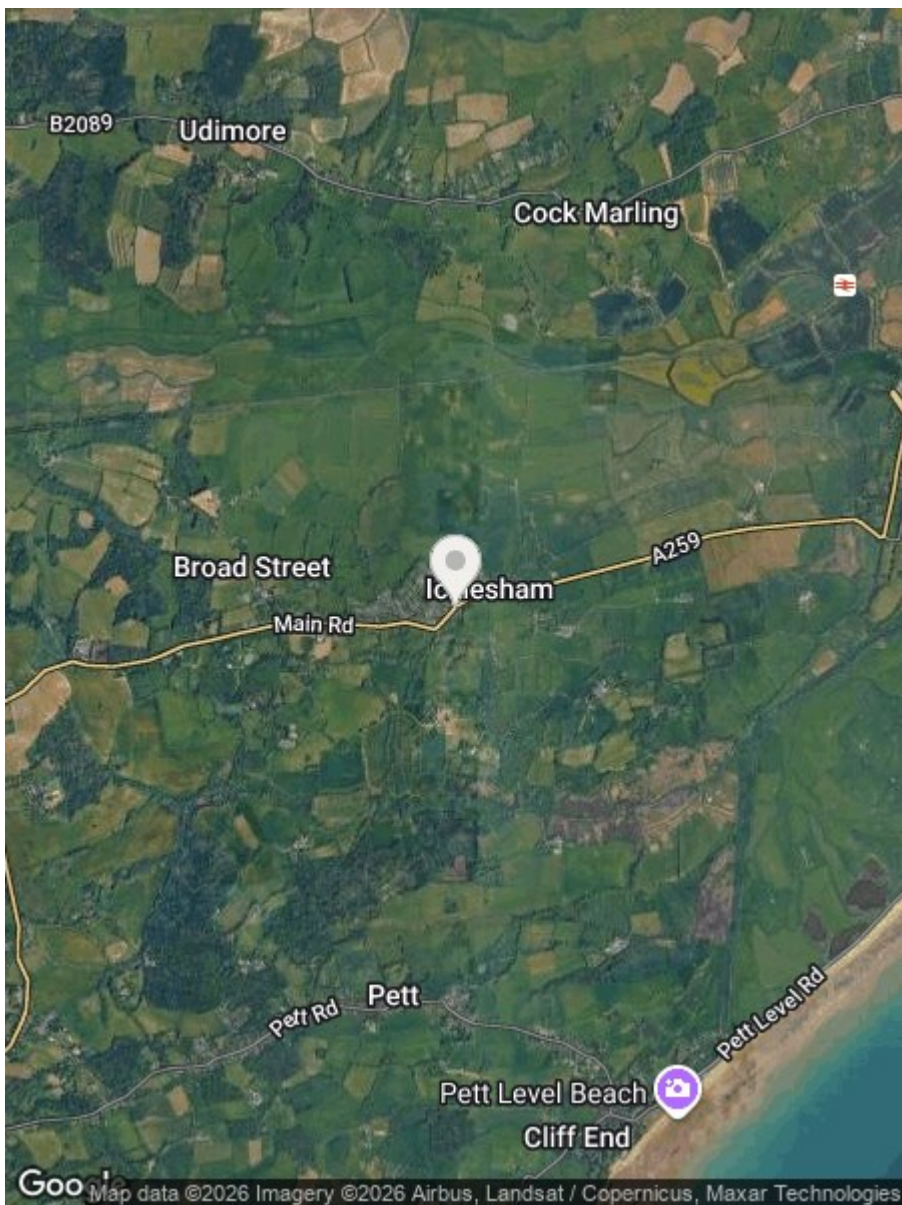
(1) Excluding balconies and terraces

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F

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).
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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
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Lettings & Property Management**



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