



ESTATE AGENTS

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Guide Price £565,000

**** GUIDE PRICE £565,000 TO £585,000 ****

An exciting opportunity has arisen to acquire this EXCEPTIONALLY WELL-PRESENTED AND EXTENDED THREE DOUBLE BEDROOM, TWO BATHROOM, DETACHED BUNGALOW occupying a GENEROUS PLOT within a sought-after and quiet cul-de-sac within the popular village of Icklesham.

Inside, the accommodation has been renovated to an EXCEPTIONAL STANDARD throughout including a 33ft OPEN PLAN BESPOKE KITCHEN-DINING-FAMILY ROOM having BI-FOLD DOORS leading out to the garden, separate lounge, THREE DOUBLE BEDROOMS with the master enjoying its own LUXURY EN SUITE in addition to the main family bathroom. As you enter the property, you are also greeted by a generous entrance hallway. The property offers a GENEROUS PLOT with FANTASTIC GARDENS to the front, rear and side, extending to a good size and being predominantly level throughout and offer AMPLE SPACE for seating and entertaining.

The property also has planning for extending of existing roof over garage, garage conversion and hipped roof to existing rear extension, more information can be found under planning reference: RR/2021/2702/P

The property is located in a RARELY AVAILABLE and quiet cul-de-sac within the sought-after Village of Icklesham. If you are looking for a BEAUTIFULLY PRESENTED DETACHED BUNGALOW within a quiet location, look no further than this STUNNING EXAMPLE and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Spacious with double glazed windows to front and side aspects, door to:

HALLWAY

Herringbone Karndean flooring, built in storage cupboard, wall mounted thermostat control, loft hatch, radiator.

LOUNGE

15'11 x 11'9 (4.85m x 3.58m)

Range of sympathetically designed built in storage cupboards, double glazed window to rear aspect overlooking the garden, exposed wooden floorboards.

KITCHEN-DINING-FAMILY ROOM

33'7 x 12'11 narrowing to 10'11 (10.24m x 3.94m narrowing to 3.33m)

Exceptionally well-presented and bespoke kitchen, comprising a range of eye and base level units with central island and quartz worksurfaces over, integrated appliances including washing machine, tumble dryer, dishwasher, wine cooler, five ring induction hob with extractor above, integrated double ovens, space for American style fridge freezer, herringbone Karndean flooring throughout, open plan to a dining-family area offering ample space for seating and entertaining, towards the end of the room you will find a vaulted ceiling and Velux window with bi-fold doors to both side and rear aspect seamlessly leading out to the garden.

BEDROOM

11'10 x 10'3 (3.61m x 3.12m)

His and hers built in wardrobes, double glazed window to rear aspect, radiator, door to:

EN SUITE

7'11 x 5'10 (2.41m x 1.78m)

Luxury wet room comprising a walk in double shower with rainfall style shower attachment and shower screen, floating wash hand basin with storage below, dual flush wc, wall mounted LED mirror with Bluetooth function, marble effect tiled walls and flooring, ladder style radiator, extractor fan, double glazed obscured window to side aspect.

BEDROOM

12'9 x 9' max (3.89m x 2.74m max)

Built in wardrobe, double glazed window to front aspect, radiator.

BEDROOM

11'7 x 8'9 (3.53m x 2.67m)

Double glazed window to front aspect, radiator.

BATHROOM

8' x 7'3 (2.44m x 2.21m)

Beautifully presented modern suite featuring a panelled bath with mixer tap, shower attachment, separate rainfall style shower attachment and shower screen, floating wash hand basin with storage below, dual flush wc, ladder style radiator, wall mounted LED mirror, chrome ladder style radiator, extractor fan, marble effect tiling, extractor fan, double glazed obscured window to side aspect.

REAR GARDEN

The property occupies a generous plot with fantastic gardens to the rear and side, being predominantly level throughout and featuring two porcelain patio areas, one of which abutting the property and accessed via the kitchen-dining, providing ample space for al-fresco dining and entertaining. The rest of the garden is predominantly laid to lawn with some mature shrubs and trees, enclosed fenced boundaries, exterior lighting and power points, storage shed. To the side of the property there are also double gated providing vehicular access to a further block paved driveway.

OUTSIDE - FRONT

There are two driveways providing ample off road parking and a front garden being predominntly laid to lawn.

AGENTS NOTE

The vendor has advised that there is planning permission to construct a new entrance porch, further information can be obtained under planning ref: ?????

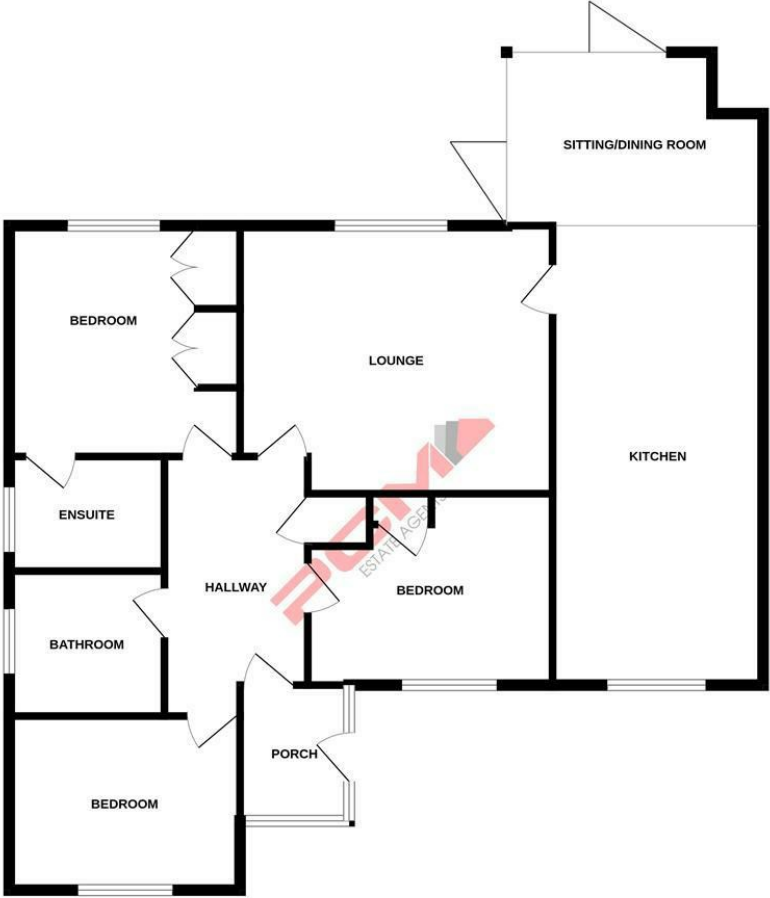
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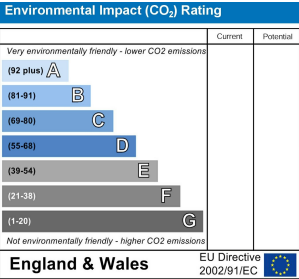
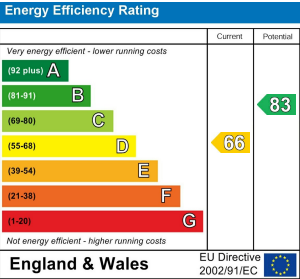




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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