



ESTATE AGENTS

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**Guide Price £550,000**



**\*\* GUIDE PRICE £550,000 TO £575,000 \*\***

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-presented **THREE BEDROOM DETACHED BUNAGLOW** with **OFF ROAD PARKING** and **GARAGE**, occupying a **SUBSTANTIAL PLOT** within the sought-after **SEMI-RURAL** village of Icklesham.

Set within **BEAUTIFULLY ESTABLISHED GARDENS** to the front and rear, the property enjoys a variety of mature trees and shrubs, together with a **LARGE FAMILY FRIENDLY GARDEN**. The outdoor space further benefits from **TWO VERSATILE OUTBUILDINGS**, one currently utilised as a gym and the other as a home office with separate wc, having been partially converted from the garage. These buildings offer excellent potential for those working from home or seeking additional recreational space.

Accommodation comprises a **BRIGHT DUAL ASPECT LOUNGE**, separate **DINING ROOM**, fitted kitchen, **UTILITY ROOM**, modern family bathroom with bath and shower, along with **THREE WELL-PROPORTIONED DOUBLE BEDROOMS**.

Ideally positioned within easy reach of both Hastings and Rye, offering a comprehensive range of amenities. To fully appreciate the space and versatility of this **WONDERFUL HOME**, viewing is highly recommended. Please contact the owners agents now to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE PORCH**

Further door opening to:

#### **ENTRANCE HALL**

Access to loft, inset ceiling spotlights, built in storage cupboard, archway opening to:

#### **LOUNGE**

21'7 into bay x 12'3 max (6.58m into bay x 3.73m max)

Inset ceiling spotlights, two radiators, dual aspect with double glazed windows to side and front aspects.

#### **DINING ROOM**

28' x 12'3 (8.53m x 3.73m)

Ample space for dining table and chairs, airing cupboard, radiator, archway to a further area of dining space with additional radiator and double glazed doors to the rear garden, door to:

#### **KITCHEN**

15'6 x 8'7 (4.72m x 2.62m)

Comprising a range of eye and base level units, freestanding five ring gas oven with extractor above, space for tall fridge freezer, space and plumbing for dishwasher, cupboard housing the wall mounted gas boiler, inset one & ½ bowl sink with mixer tap, chrome style towel rail, double glazed window to rear aspect, door to:

#### **UTILITY ROOM**

10'5 x 4'5 (3.18m x 1.35m)

Countertop space, eye level cupboards, part tiled walls, space and plumbing for washing machine, space and plumbing for tumble dryer, double glazed windows to front and side aspect, double glazed door opening to the rear garden.

#### **BEDROOM**

12'2 into bay x 12'2 (3.71m into bay x 3.71m )

Radiator, double glazed bay window to front aspect.

#### **HALLWAY**

Accessed from the dining room, door to:

#### **BEDROOM**

10'8 x 10' (3.25m x 3.05m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM**

9'9 x 9'9 (2.97m x 2.97m)

Radiator, double glazed window to front aspect.

#### **FAMILY BATHROOM**

Panelled bath with mixer tap, separate walk-in shower, low level dual flush wc, wash hand basin with mixer tap and vanity mirror above, chrome heated style

towel rail, tiled walls, tiled flooring, frosted double glazed window to side aspect.

### **OUTSIDE - FRONT**

Area of lawn, a variety of mature trees and shrubs, side access to the rear garden, dropped kerb leading to a large area of off road parking for multiple vehicles, providing access to:

### **GARAGE**

Electric up and over door.

### **REAR GARDEN**

Good sized area of patio providing a perfect spot for outdoor dining and entertaining, an additional raised section of decking leading to a large area of lawn, being mainly level with a variety of mature trees and hedged boundaries, two storage sheds, brick built barbeque area, brick built pizza oven, access to:

### **GYM/ STUDY**

21'1 max x 11'1 max (6.43m max x 3.38m max )

Power and lighting, two double glazed windows to side aspect, personal door to the garden.

### **HOME OFFICE**

17'4 max narrowing to 12'2 x 7'7 (5.28m max narrowing to 3.71m x 2.31m)

Electric heating, double glazed window to side aspect, electric consumer unit, door to:

### **WC**

Low level wc, wash hand basin, double glazed window to rear aspect.

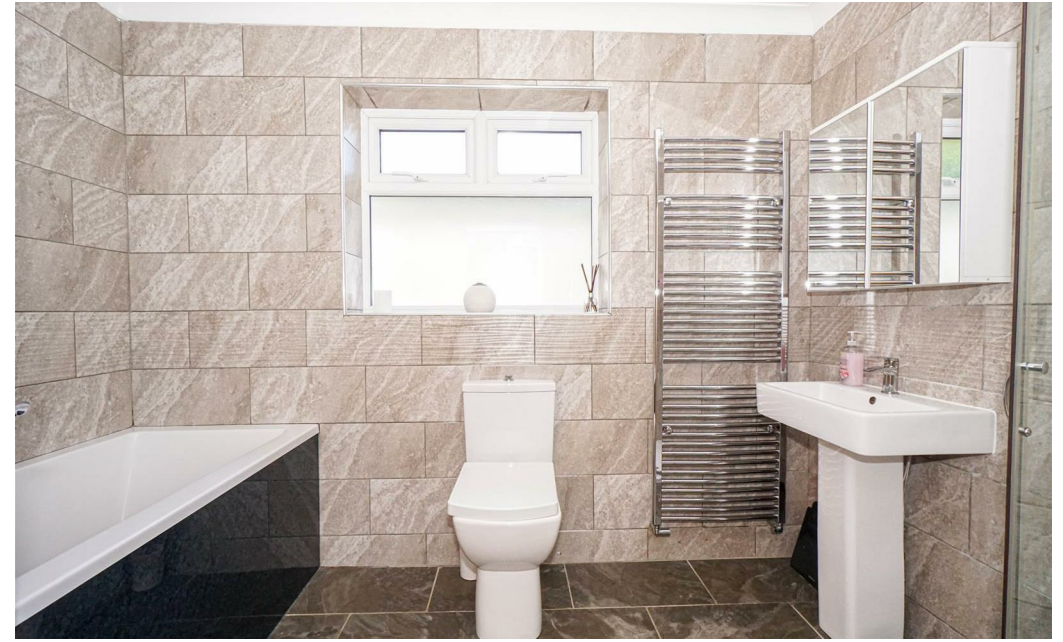






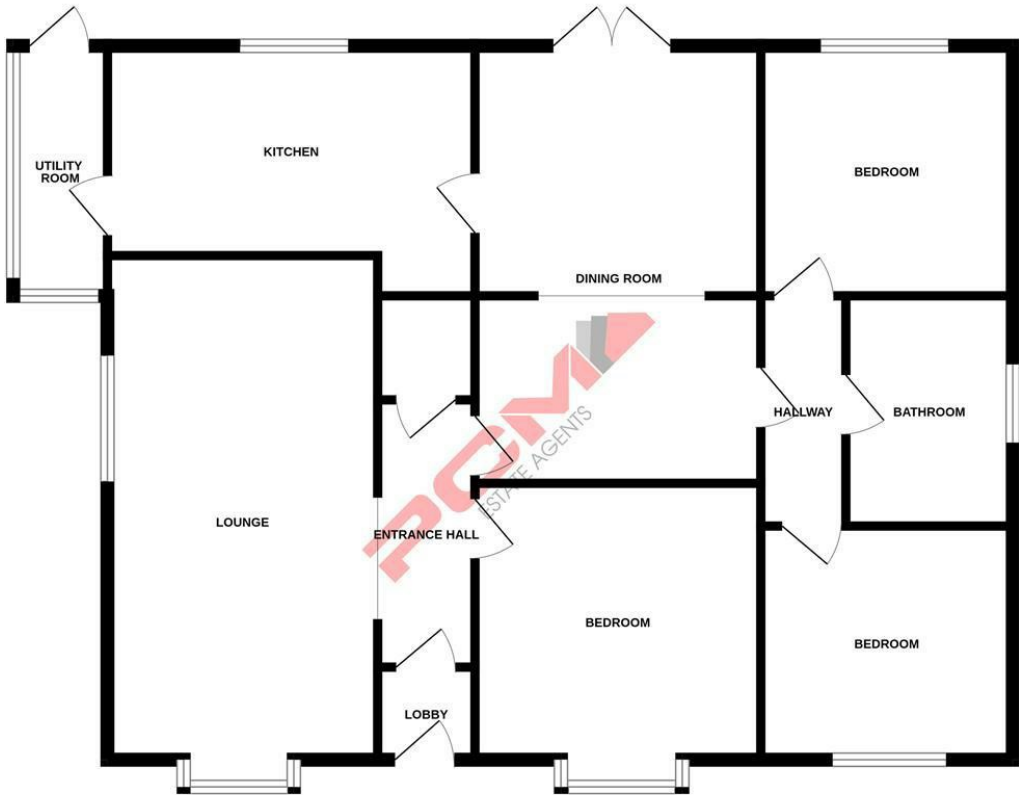








GROUND FLOOR



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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| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>82</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>65</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.