



ESTATE AGENTS

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Price £575,000

PCM Estate Agents are delighted to present a RARE OPPORTUNITY to acquire this beautifully appointed, DETACHED FOUR BEDROOM CHALET STYLE-STYLE RESIDENCE with LARGE GARAGE, nestled in the highly sought-after village of Icklesham. Set within easy reach of renowned local schools, charming village pubs, and an array of picturesque countryside walks, this home offers a perfect blend of CONVENIENCE and TRANQUILITY.

The property boasts a PRIVATE DRIVEWAY, a GENEROUS GARAGE, and a WRAPAROUND GARDEN, perfect for enjoying the outdoors. Inside, you are greeted by a welcoming porch that opens into a spacious entrance hall. The DUAL ASPECT LOUNGE-DINING ROOM is bathed in natural light, while the WELL-EQUIPPED KITCHEN offers a warm and inviting space for family life. A convenient GROUND FLOOR WC, a MASTER BEDROOM with EN-SUITE, and a UTILITY AREA complete the ground floor. Upstairs, there are THREE FURTHER BEDROOMS and the family bathroom positioned off a spacious landing with plenty of storage space.

Modern comforts include gas fired heating, double glazing, SOLAR PANELS to help contribute to lower energy costs, GARAGE & OFF ROAD PARKING FOR TWO VEHICLES to the front and a BEAUTIFULLY LANDSCAPED REAR GARDEN featuring patio and areas of lawn this is a home that truly delivers on lifestyle.

Call PCM Estate Agents today to arrange your viewing.

DOUBLE GLAZED FRONT DOOR

With windows either side opening to:

INVITING ENTRANCE PORCH

Tiled flooring, window to side aspect, down lights, offering a practical and welcoming space to take off coats and shoes, double glazed doors with windows either side opening to:

ENTRANCE HALL

Double radiator, large storage cupboard, coving to ceiling, door to:

INNER HALL

Providing access to the downstairs wc, side lobby and the kitchen, tiled flooring, built in storage, coving to ceiling.

DUAL ASPECT LOUNGE-DINING ROOM

33' x 18'1" narrowing to 15'2" (10.06m x 5.51m narrowing to 4.62m)

Dual aspect with double glazed window to front, double glazed window to side and double glazed French doors to side aspect, stairs rising to upper floor accommodation with under stairs recessed area, two double radiators, television point, wall mounted gas fire, doors to the kitchen and the ground floor master bedroom.

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin, tiled splashbacks, radiator, tiled flooring, double glazed window with pattern glass to side aspect.

KITCHEN

14'5" x 10'4" (4.39m x 3.15m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, electric hob with waist level double oven and grill, inset one & ½ bowl drainer-sink unit with mixer tap, space for appliances such as dishwasher and American style fridge freezer, tiled flooring, part tiled walls, return door to lounge-diner, radiator, double glazed window to side/ rear aspect.

SIDE LOBBY

Brick and UPVC construction, access to the garage and a double glazed door onto the garden.

MASTER BEDROOM

18'10" x 15'1" (5.74m x 4.60m)

Double radiator, coving to ceiling, fitted wardrobes, double glazed window to rear aspect with views onto the garden, door to utility/ wardrobe area and further door to:

EN SUITE

Panelled bath with mixer tap, separate shower enclosure, low level wc, pedestal wash hand basin, heated towel rail, part tiled walls, double glazed window with pattern glass to side aspect.

UTILITY AREA

7'5" x 5'7" (2.26m x 1.70m)

Could be utilised as a walk-in wardrobe area. Space and plumbing for washing machine and tumble dryer, fitted shelving, double glazed door to side aspect opening to the garden.

FIRST FLOOR LANDING

Spacious with coving to ceiling, double radiator, ample built in storage, lift hatch, nook/ study area, double glazed window to side aspect.

BEDROOM

15'7 x 14'9 (4.75m x 4.50m)

Double radiator, double glazed window to rear aspect, door to a large built in cupboard/ wardrobe with hanging rail and shelving.

BEDROOM

15'8 x 7'7 (4.78m x 2.31m)

Double radiator, double glazed window to front aspect with far reaching views over neighbouring countryside.

BEDROOM

18'10 narrowing to 13'2 x 7'6 (5.74m narrowing to 4.01m x 2.29m)

Radiator, double glazed window to front aspect with far reaching views over countryside.

BATHROOM

Panelled bath with mixer tap, electric shower over bath, glass shower screen, pedestal wash hand basin, low level wc, built in cupboard, double glazed window to side aspect.

REAR GARDEN

Extending off the back and wrapping around both side elevations, offering ample space to sit and eat al-fresco and entertain, area of lawn with large decked area providing a suitable space for dining and entertaining, greenhouse, summer house, fenced boundaries, outside water tap and a variety of mature plants and shrubs.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles, hedged front boundary and an area of lawn.

GARAGE

18'4 x 10' (5.59m x 3.05m)

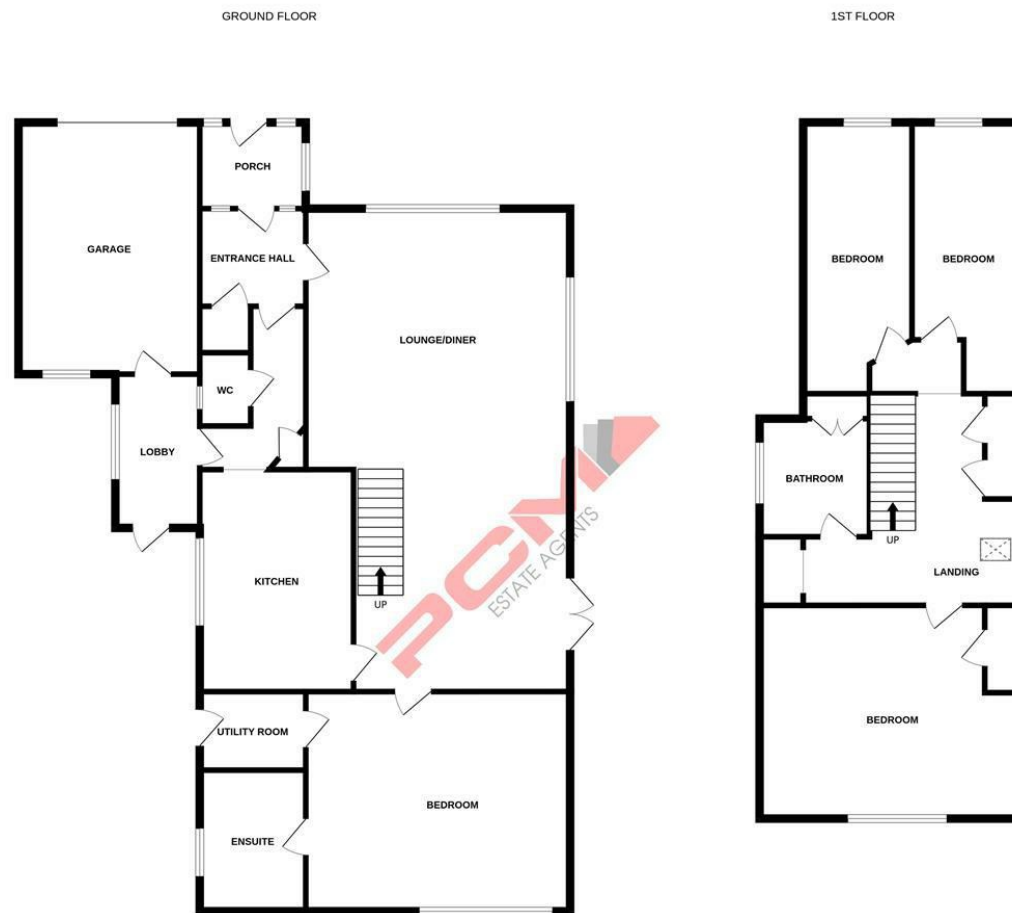
Up and over door, double glazed window and door to rear aspect, built in storage to the rafters, invertor and two storage batteries for the solar panels.

Council Tax Band: E



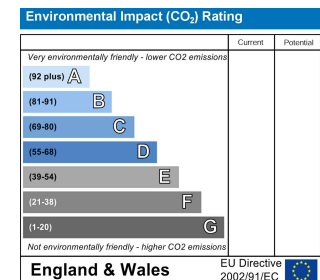
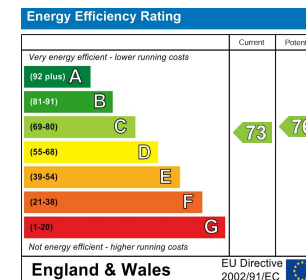






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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