

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated in the village of Icklesham having two public houses, a Memorial Hall, a Church of England primary school and is set in the High Weald Area of Outstanding Natural Beauty. The Ancient Town and Cinque Port of Rye, renowned for its historical associations and medieval fortifications, is about 6 miles and provides local shopping facilities. The Ancient Town of Winchelsea,

one of the few examples of a bastille town in England based on the grid-iron street plan with wide, regular streets arranged around a giant square and the incomplete cathedral type church of St. Thomas the Martyr, is within 2 miles. Local train services from Rye to Brighton and to Ashford from where there are high-speed connections to London St Pancras (37 minutes). 6.5 miles to the west is the historic Old Town of Hastings, a picturesque landscape of cobbled streets, medieval buildings, Regency architecture, seafront and tall fishing huts. Hastings offers a comprehensive range of shopping facilities and a direct rail service to London.

Forming a detached chalet style house built approximately 4 years ago, offering versatile, well planned accommodation which comprises front door into the spacious entrance hall stairs rising to the first floor with built in cupboard under, underfloor heating on the ground floor with conventional radiators on the first floor.

Ground floor

The living room is double aspect. Bedroom 3 has a window to the front and bedroom 4/study has a window to the side.

The open plan kitchen /dining room has a good range of built in base and wall mounted units including an island unit with marble worksurfaces, integrated dishwasher, induction hob, extractor fan, fridge and freezer. Full width bi-folding doors opening out to the rear garden.

The utility room also has a range of built in units with sink, marble worksurface, space and plumbing for a washing machine and tumble dryer, window to side.

Family bathroom comprising panelled bath with shower over, wash hand basin, w.c and heated towel rail.

First floor

First floor landing with doors off to both principal bedrooms.

Bedroom 1 has a Juliette balcony to the rear with views over the garden and beyond. Built in double wardrobes, eaves storage and dressing area. En suite shower room comprising shower cubicle, w.c, wash hand basin, tiled floor and Velux window.

Bedroom 2 built in double wardrobe, window to the front with distance views. En suite shower room comprising shower cubicle, w.c, wash hand basin, tiled floor and Velux window.

Outside

Outside: The property is approached over a shared block paved driveway serving just three properties in total and there is private driveway for two cars. Gates to either side lead around to the rear landscaped garden with paved terrace and steps up to a main lawn with well stocked borders, seating area with pergola, raised beds, greenhouse and three useful sheds.

Other information

Local Authority: Rother District Council. Council Tax Band G

Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and O2

Broadband speed: Superfast 80Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £695,000 Freehold

Paddocks, 2 Main Road, Icklesham, Winchelsea, TN36 4BA



A modern detached four bedroom chalet style house with landscaped rear garden located within the village and backing onto fields

- Detached Family home • 4 bedrooms • Main bedroom with Juliette balcony, en suite and dressing room • Landscaped garden with countryside views • Open plan Kitchen / dining room • Separate utility room • Parking for 2 cars and EV charger • Gas central heating • Family bathroom • Double glazing



Directions: From Rye, proceed along the A259 in a westerly direction passing Winchelsea Town and on into Icklesham. Continue through the centre passing the Robin Hood public house on the left, the entrance to the property is then approx 0.2 mile on the right handside.

EPC: B

Local Authority: Rother District Council

Council Tax Band: G

Main Road

Approximate Gross Internal Area = 166.5 sq m / 1793 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk