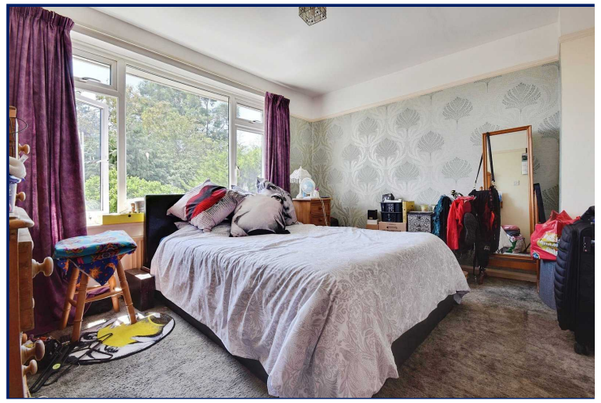




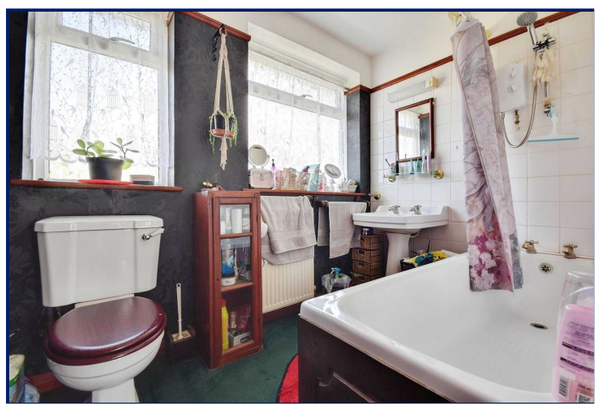












Thorndene, Main Road, Icklesham,
East Sussex, TN36

Asking Price: £350,000
Freehold

Reeds Rains

reedsrains.co.uk

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Asking Price: £350,000 Freehold

Council Tax Band: D
EPC Rating: D

Description
Tucked away from the main road in the charming village of Icklesham, this three bedroom semi-detached house offers a fantastic opportunity to acquire a lovely ideal family home, with the peace of a quiet setting and village amenities close by.

Inside, a entrance porch and hallway welcomes you and leads into spacious double aspect lounge/diner that flows through to a light, airy conservatory that compliments the property and provides an additional reception space with views and access onto the rear garden. The kitchen also enjoys a rear aspect onto the garden and features a range of fitted units, generous work surfaces and ample space for appliances. To the first floor there are three comfortable bedrooms and a family bathroom conveniently positioned to serve them all and the landing offers access to a spacious loft set above, with the property offering double glazing and gas central heating run throughout.

Outside, a private rear garden provides space for children to play, entertain, or simply unwind, while off-road parking for up to three vehicles is a real bonus for families or visiting guests and the front garden enhances the privacy to the property.

The position of the property is superb, set down a private road shared only with neighbouring property and thus enjoys a sought-after, tucked-away village setting within Icklesham that's well known for its friendly community feel and easy access to the Sussex countryside and nearby towns. Viewing is highly recommended to appreciate everything this spacious home and its secluded position has to offer.

Location
Thorndene sits within the heart of the well-regarded village of Icklesham, close to Icklesham Church of England Primary School and Nursery, and within a peaceful yet well-connected setting on the popular Main Road.

The village offers a genuine sense of community, with local amenities on the doorstep, while the historic towns of Rye and Winchelsea are both just a short drive away, offering an array of independent shops, cafes, and restaurants. The stunning Sussex countryside surrounds Icklesham, with scenic coastal and countryside walks nearby, including routes towards Winchelsea Beach and the Royal Military Canal.

For commuters, Winchelsea station provides convenient rail links, while Rye and Hastings offer further connections onward to London. This is a wonderful spot for those seeking village charm with everyday convenience close at hand.

Entrance Porch

Entrance Hall

Kitchen
13'6" x 8'3" (4.11m x 2.51m)

Lounge/Diner
21'2" x 11'10" (6.45m x 3.6m)

Conservatory
9'10" x 9'7" (3m x 2.92m)

First Floor Landing

Bedroom One
11'10" x 11'3" (3.6m x 3.43m)

Bedroom Two
11'10" x 9'11" (3.6m x 3.02m)



For full EPC please contact the branch.

Bedroom Three
8'3" x 7'8" (2.51m x 2.34m)

Bathroom W.C
8'3" x 6'5" (2.51m x 1.96m)

Driveway
Parking for 2/3 cars

Gardens
Offered to front and rear

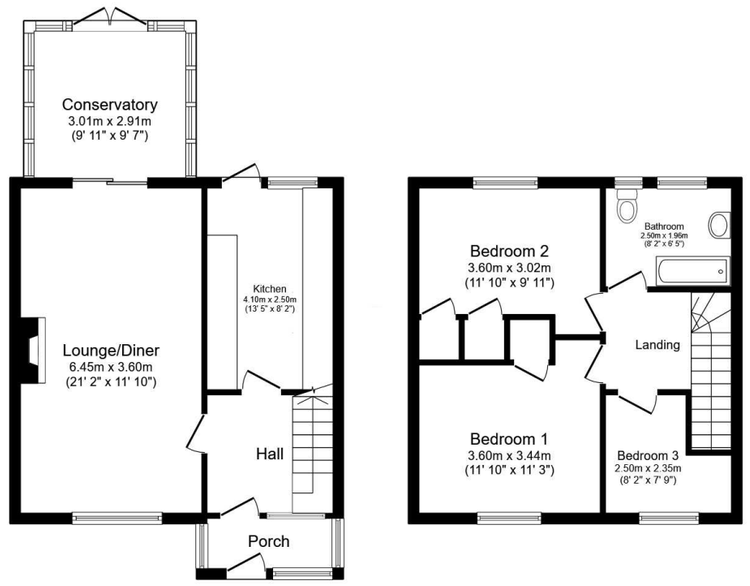
Freehold

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area: 92.1 sq.m. (991 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk