















Brede Valley View, Icklesham,
Winchelsea, East Sussex, TN36

Asking Price: £290,000
Freehold

Reeds Rains

reedsrains.co.uk

Brede Valley View, Icklesham, Winchelsea, East Sussex, TN36

Asking Price: £290,000 Freehold

Council Tax Band: C
EPC Rating: C

Description

Beautifully Renovated Terraced Bungalow in Picturesque Icklesham. Tucked away in a sought-after residential cul-de-sac in the charming semi-rural village of Icklesham ideally positioned between the historic towns of Rye and Hastings—this superbly presented terraced bungalow offers stylish, modern living in a peaceful village setting. Lovingly renovated by the current owners, the property is now offered to the market in immaculate decorative order, both inside and out. A generous gravel driveway provides ample off-road parking and leads to a garage en-block On entry, an enclosed porch welcomes you before opening into a bright central hallway. The main reception room is perfectly positioned at the heart of the home, offering a warm and sociable space that flows seamlessly into a sleek, modern kitchen. The kitchen boasts an extensive range of fitted units, quality appliances, and abundant worktop space making it ideal for home cooking and entertaining. To the rear, the reception area extends into a large conservatory spanning the width of the home, providing an excellent second reception space with lovely views and direct access to the beautifully landscaped rear garden. The accommodation further comprises two generously sized bedroom one facing the front and one overlooking the garden, serviced by a spacious and stylishly appointed shower room with W.C. The rear garden is a standout feature, having undergone significant improvements to create a serene and functional outdoor haven. A paved terrace provides the perfect spot for alfresco dining, while the level lawn is interspersed with well-tended flower beds, shrubs, a shed, and even a vegetable patch for green-fingered enthusiasts. With upgraded electrics, modern heating, and a recently re-felted and tiled roof, this turnkey home is ideal for buyers seeking a move-in-ready property in a desirable, semi-rural location. Early viewing is highly recommended.

Location

Icklesham is a charming and historic village nestled in the heart of East Sussex countryside, ideally located between the ancient Cinque Port town of Rye and the vibrant coastal town of Hastings. Known for its picturesque setting and strong sense of community, Icklesham offers the perfect blend of rural tranquillity and convenient access to nearby amenities, coastlines, and transport links. Surrounded by rolling fields, scenic footpaths, and areas of outstanding natural beauty, the village is a haven for walkers, cyclists, and nature lovers. At its heart lies a traditional village pub, The Queen's Head, renowned for its warm atmosphere, local ales, and live music. The village also benefits from a primary school, parish church, and village hall, with a variety of community events held throughout the year. Despite its peaceful ambiance, Icklesham is well connected—just a short drive from Rye's cobbled streets, boutique shops, and renowned restaurants, as well as the seafront and cultural attractions of Hastings. Excellent road links and nearby rail services make it a practical location for commuters or those seeking a well-connected countryside retreat. Whether you're looking for a quiet place to retire, a base for coastal and countryside adventures, or simply a welcoming village to call home, Icklesham delivers charm, character, and convenience in equal measure.

Entrance Porch

Entrance Hall

Reception Room
15'4" x 11'9" (4.67m x 3.58m)

Kitchen
13' x 7'9" (3.96m x 2.36m)

Conservatory
23'9" x 9'3" (7.24m x 2.82m)

Bedroom One
11'11" x 11'10" (3.63m x 3.6m)

Bedroom Two
11'9" x 8' (3.58m x 2.44m)

Shower Room W.C
8' x 6'6" (2.44m x 1.98m)

Driveway

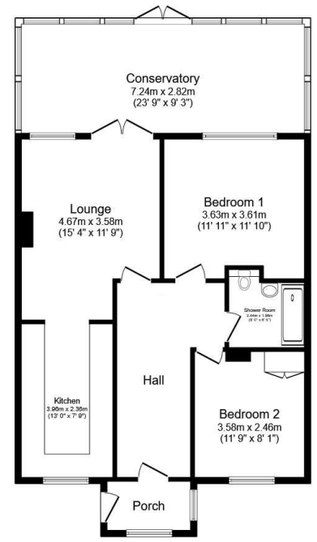
Rear Garden

Garage En-Block
Located near the property

Freehold



For full EPC please contact the branch.



Floor Plan
Floor area 88.6 sq.m. (954 sq.ft.)

Total floor area: 88.6 sq.m. (954 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

Reeds Rains

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Move South Limited (company number 14729689), registered in England at 8/12 Military Road, Chatham, Kent ME4 4JA. VAT registration no: 437119106

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.

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