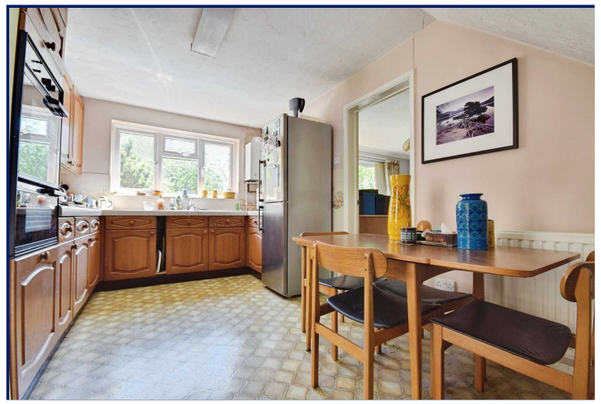
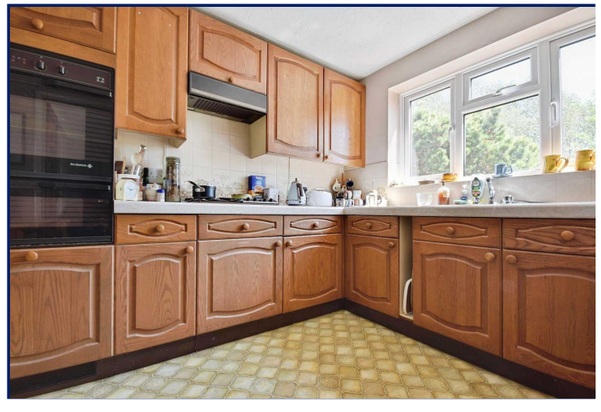


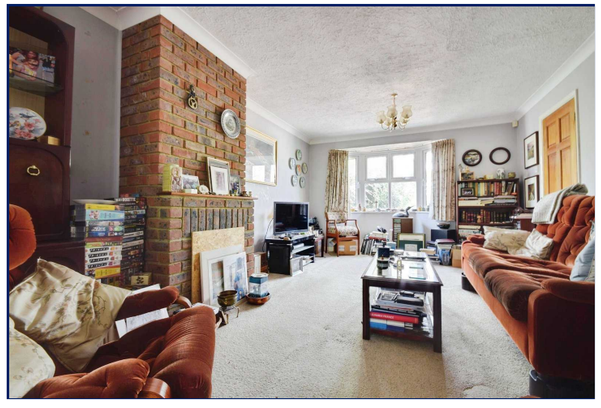














Lorrimer, Main Road, Icklesham,
Winchelsea, East Sussex, TN36

Asking Price: £425,000
Freehold

Reeds Rains

reedsrains.co.uk

Lorrimer, Main Road, Icklesham, Winchelsea, East Sussex, TN36

Asking Price: £425,000 Freehold

Council Tax Band: E
EPC Rating: TBC

Description
This modern four bedroom detached house sits within a small, sought-after development just off Main Road in Icklesham.

The property offers a well appointed layout to the ground and first floor and is offered with double glazing and gas central heating.

In principle the property offers an entrance hall and cloakroom w.c., a living room to the front and a separate dining room to the rear, together with a dual-aspect kitchen/breakfast room ideal for family life. Upstairs, four well-proportioned bedrooms lead off the landing, including a principal bedroom with en-suite, alongside a family bathroom w.c. and from the first floor, elevated views open out over the countryside behind.

Outside, a driveway provides parking to the front and leads to a good-sized garage. The rear garden enjoys a sunny aspect with patio and lawn, backing directly onto open countryside. The property retains its original fixtures and fittings throughout, offering a wonderful opportunity for a buyer to update and put their own stamp on a home in this popular setting.

Location
Icklesham is a picturesque East Sussex village set on the A259, midway between the historic towns of Rye and Hastings, both within easy reach for shopping, dining, and mainline rail connections to London.

The village itself has a real community feel, centred around the 12th century Norman Church of All Saints and St Nicolas, two popular country pubs, The Queen's Head and The Robin Hood together with a well regarded primary school, and the Memorial Hall, which hosts everything from the village fete to regular markets and clubs. Look out too for the restored windmill on Hogs Hill, once used as a recording studio by Sir Paul McCartney.

Surrounded by the stunning countryside of the High Weald Area of Outstanding Natural Beauty, Icklesham offers wonderful walking straight from the doorstep, including sections of the 1066 Country Walk and the Royal Military Canal Path, with views stretching across the Brede Valley towards the coast. Regular bus services connect to Rye and Hastings for those without a car.

It's a location that combines genuine village life with excellent countryside and coastal access, ideal for families and those seeking a slower pace without sacrificing convenience.

Entrance Hall
9'3" x 6'4" (2.82m x 1.93m)

Cloakroom W.C
6'5" x 2'9" (1.96m x 0.84m)

Kitchen/Breakfast Room
19'3" x 9'5" (5.87m x 2.87m)

Living Room
20'8" x 11'9" (6.3m x 3.58m)

Dining Room
11'9" x 10'6" (3.58m x 3.2m)

First Floor Landing
12'1" x 6'5" (3.68m x 1.96m)

Bedroom One
13'2" x 9'7" (4.01m x 2.92m)

En-Suite Shower Room W.C
6'6" x 5'4" (1.98m x 1.63m)

Bedroom Two
12'10" x 9'3" (3.9m x 2.82m)

Bedroom Three
13'4" x 8'6" (4.06m x 2.6m)

Bedroom Four
12'4" x 7' (3.76m x 2.13m)

Family Bathroom W.C
6'8" x 6'5" (2.03m x 1.96m)

Driveway

Garage
17'4" x 8'3" (5.28m x 2.51m)

Rear Garden

Freehold

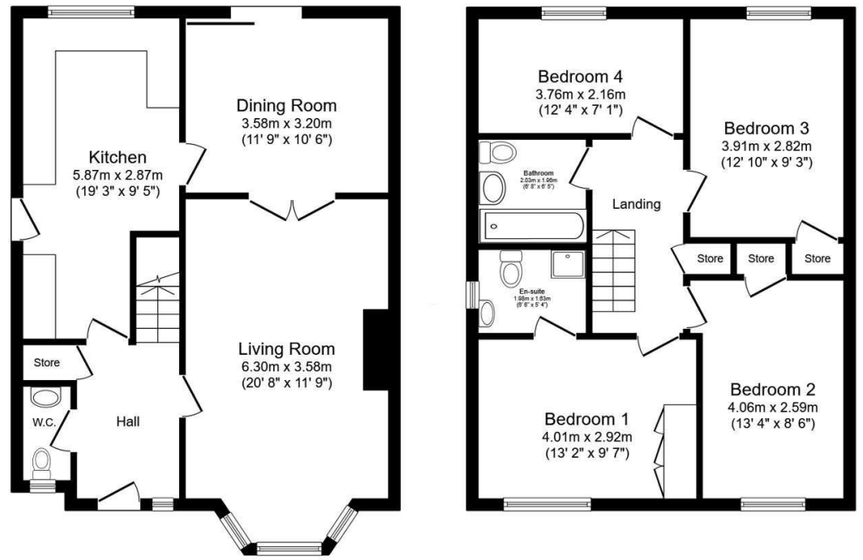
Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Move South Limited (company number 14729689), registered in England at 8/12 Military Road, Chatham, Kent ME4 4JA. VAT registration no: 437119106

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.

For full EPC please contact the branch.



Ground Floor
Floor area 60.0 sq.m. (646 sq.ft.)

First Floor
Floor area 58.7 sq.m. (632 sq.ft.)

Total floor area: 118.7 sq.m. (1,278 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