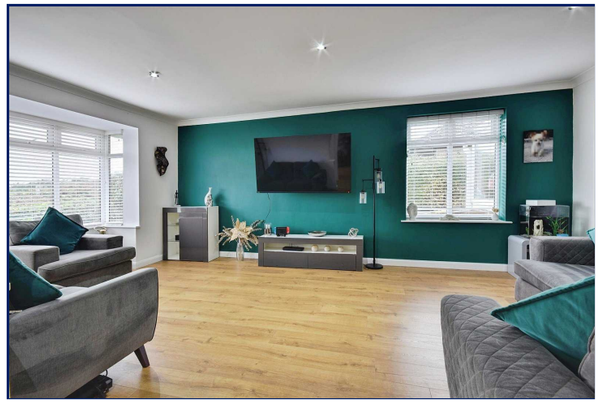
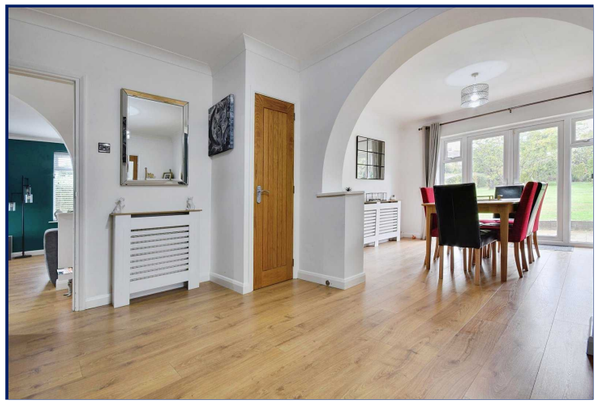


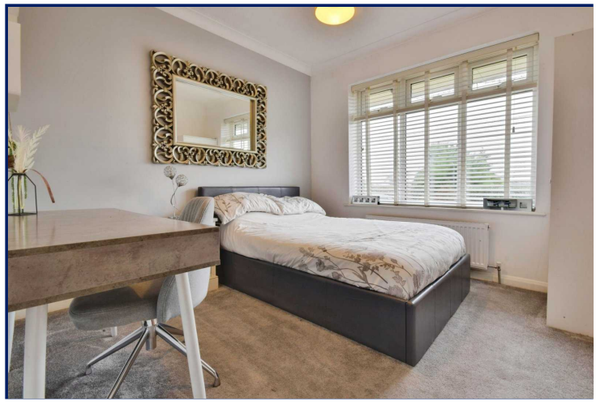


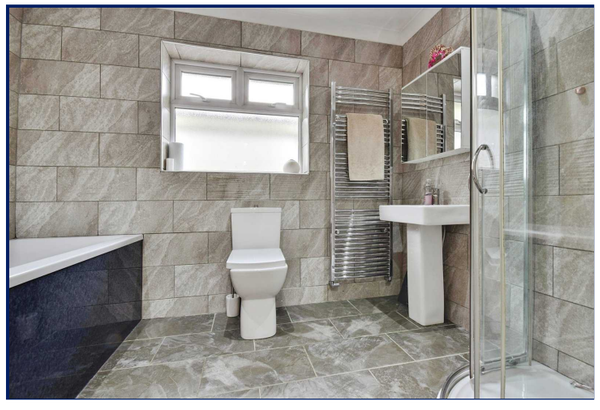












Vale View, Main Road, Icklesham,
Winchelsea, East Sussex, TN36

Guide Price: £540,000
Freehold

Reeds Rains

reedsrains.co.uk

Vale View, Main Road, Icklesham, Winchelsea, East Sussex, TN36

Guide Price: £540,000 Freehold

Council Tax Band: E
EPC Rating: D

Description
We are delighted to present to the market this well-presented three-bedroom detached bungalow, occupying a substantial plot within the sought-after semi-rural village of Icklesham. The property offers generous off-road parking and a garage, setting the tone for the space and versatility found throughout.

Inside, the accommodation is thoughtfully laid out and full of natural light. A bright, dual-aspect lounge forms the heart of the home, with windows to two elevations drawing in sunshine through the day. A separate dining room provides a dedicated space for entertaining, while the fitted kitchen and adjoining utility room keep everyday living practical and organised. The modern family bathroom is fitted with both a bath and a separate shower, and the three double bedrooms are all well-proportioned, offering genuine flexibility for a growing family, home working, or guest accommodation.

Outside, the beautifully established gardens wrap both front and rear, planted with a variety of mature trees and shrubs that give year-round structure and privacy. The rear garden in particular is a real draw for family life, a large, well-proportioned plot with plenty of room to play, entertain, or simply enjoy the outdoors. Two versatile outbuildings add further flexibility: one is currently fitted out as a home gym, while the other partially converted from the original garage which serves as a home office complete with its own separate WC, ideal for anyone working from home or wanting self-contained guest or hobby space.

This is a home that genuinely needs to be seen to be appreciated, the space, the gardens, and the flexibility it offers are hard to capture fully on paper. Please contact the owner's agents now to arrange a viewing and avoid disappointment.

Location
Vale View enjoys a wonderful setting within the semi-rural village of Icklesham, perched on the high ground between Hastings and Rye and taking in far-reaching views across the surrounding countryside towards the coast. Icklesham is a genuine village community, Centred around its historic Grade I listed Church of St Nicholas, well-regarded Church of England primary school, and the popular Queen's Head, a traditional village pub renowned locally for its views, its real ale, and its warm, welcoming atmosphere.

Surrounded by rolling countryside, National Trust land, and footpaths leading down towards the Royal Military Canal and Winchelsea Beach, the village offers a wonderfully peaceful, rural way of life while remaining within easy reach of everyday essentials and a wider range of amenities. The historic Cinque Port town of Rye lies just a few miles to the east, offering a charming array of independent shops, restaurants, galleries and its own mainline railway station with regular services to Ashford International and London. In the opposite direction, the coastal town of Hastings provides a fuller range of supermarkets, schools, leisure facilities and its own mainline station, with trains to London in around 90 minutes.

With its blend of village charm, open countryside, and convenient access to two such distinctive towns, Icklesham remains one of the most sought-after villages along this stretch of the East Sussex coast.

Entrance Porch

Entrance Hall
Inset ceiling spotlights, built in storage cupboard, Access to loft, archway opening to:

Lounge
21'7" x 12'3" (6.58m x 3.73m)
Light dual aspect with double glazed windows to side and front aspects, Inset ceiling spotlights, two radiators.

Dining Room
28' x 12'3" (8.53m x 3.73m)
Twin inconnecting space with wooden panels and radiator, archway to a more formal dining space with additional radiator and double glazed doors to the rear garden, door to:

Kitchen
15'6" x 8'7" (4.72m x 2.62m)
Comprising a range of modern eye and base level units, freestanding five ring gas oven with extractor above, space for tall fridge freezer, space and plumbing for dishwasher, cupboard housing the wall mounted gas boiler, inset one & ½ bowl sink with mixer tap, chrome style towel rail, double glazed window to rear aspect, door to:

Utility Room
10'5" x 4'5" (3.18m x 1.35m)
Countertop space, eye level cupboards, part tiled walls, space and plumbing for washing machine, space and plumbing for tumble dryer, double glazed windows to front and side aspect, double glazed door opening to the rear garden.

Bedroom
12'2" x 12'2" (3.7m x 3.7m)
Double glazed bay window to front aspect, radiator

Inner Hallway
Accessed from the dining room, door to

Bedroom
10'8" x 10' (3.25m x 3.05m)
Double glazed window to rear, views to garden, radiator

Bedroom
9'9" x 9'9" (2.97m x 2.97m)
Double glazed window to front, front aspect

Bath/Shower Room W.C
Frosted double glazed window to side aspect. Panelled bath with mixer tap, separate walk-in shower, low level dual flush wc, wash hand basin with mixer tap and vanity mirror above, chrome heated style towel rail, tiled walls, tiled flooring.

Frontage
Area of lawn, a variety of mature trees and shrubs, side access to the rear garden, dropped kerb leading to a large area of off road parking for multiple vehicles, providing access to:



For full EPC please contact the branch.

Garage
Electric up and over door

Rear Garden
A real feature of the property, area of patio providing a perfect spot for outdoor dining and entertaining, an additional raised section of decking leading to a large expansive area of lawn, being mainly level with a variety of mature trees and hedged boundaries, two storage sheds, brick built barbeque area, brick built pizza oven, access to:

Gym/Studio
21'1" x 11'1" (6.43m x 3.38m)
Two double glazed windows to side aspect, power and lighting, personal door to the garden.

Home Office
17'4" (5.28) narrowing to 12'2" (3.7) x 7'7" (2.3)
Double glazed window to side aspect, electric heating and consumer unit, door to: separate w.c with low level w.c, wash hand basin and double glazed window

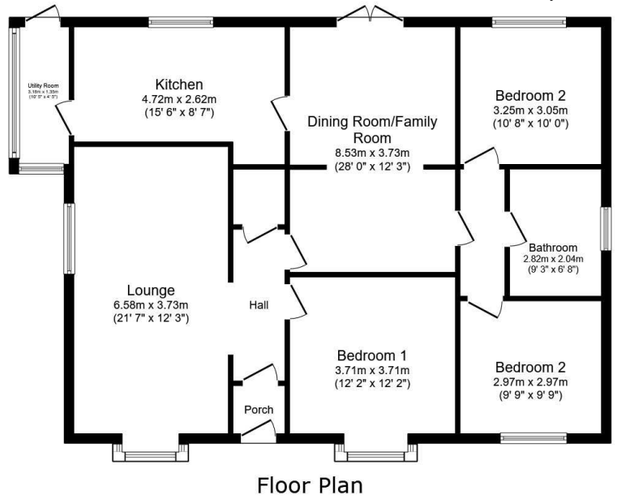
Freehold

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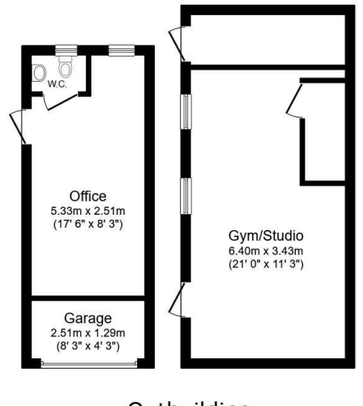
All Measurements are Approximate.

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.



Floor Plan



Outbuilding

Total floor area: 153.1 sq.m. (1,647 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

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