

**RUSH
WITT &
WILSON**



Temil Manor Close, Icklesham, TN36 4BT
Offers In Excess Of £425,000 Freehold

****CHAIN FREE****

Nestled in the tranquil setting of Manor Close, Icklesham, this charming detached bungalow offers a wonderful opportunity for those seeking a peaceful retreat.

With three well-proportioned bedrooms, this property is perfect for families or those looking to downsize without compromising on space.

The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining. The large kitchen, located at the rear, overlooks the lovely flat garden, allowing for a delightful view while preparing meals. The property also boasts a conservatory, which adds to the living space and invites natural light, making it an ideal spot to enjoy the serene surroundings.

The main bathroom and a separate WC enhance the practicality of the home, catering to the needs of modern living. With off-road parking for three vehicles and a garage, convenience is at your fingertips. This bungalow presents a fantastic opportunity for improvement, allowing you to personalise the space to your taste.

The addition of solar panels is a noteworthy feature, promoting energy efficiency and sustainability. Situated in a quiet location, this property offers a peaceful lifestyle while still being within easy reach of local amenities. The flat rear garden is perfect for outdoor activities or simply enjoying the fresh air. Best of all, this property is being offered chain-free, making the buying process smoother and more straightforward. Don't miss the chance to make this delightful bungalow your new home.









Approximate total area⁽¹⁾

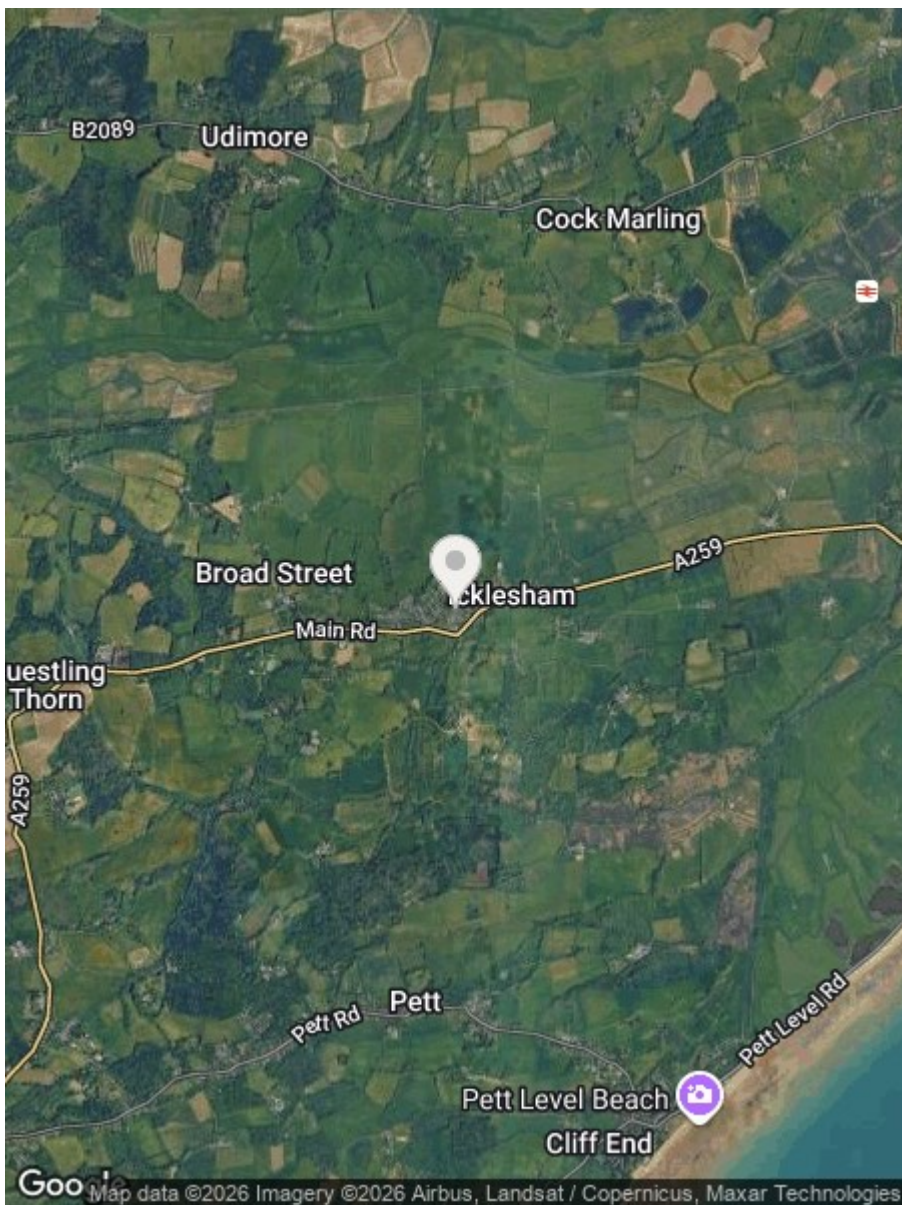
116.5 m²
1254 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	72
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT: The VAT position relating to the property may change without notice.
- To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**