

PHILLIPS & STUBBS



coastal +
COUNTRY



Iserlohn is situated on a small residential development in a no through road on the edge of the village of Icklesham, which has two public houses, a church, a primary school and farm shop. The Ancient Town and Cinque Port of Rye, renowned for its historical associations and medieval fortifications, is about 5 miles and provides local shopping facilities. The Ancient Town of Winchelsea, one of the few examples of a bastide town in England based on the grid-iron street plan with wide, regular streets arranged around a giant square and the incomplete cathedral type church of St. Thomas the Martyr, is within 2 miles. Local train services from Rye to Eastbourne and to Ashford International with high speed connections to London St. Pancras in 37 minutes. The larger town of Hastings with its seafront and promenade is about 6 miles to the south west and provides comprehensive shopping facilities together with a direct train service to London. Inland are the towns of Battle with its Abbey and Tenterden with its tree-lined High Street. Recreational facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks. There is schooling for all ages in both the private and state sectors, including Icklesham primary school, Rye College, Battle Abbey and Buckswood School in Guestling.

A modern detached property presenting part brick and part weatherboard clad external elevations set with replacement double glazed windows beneath a pitched interlocking tiled roof with a Velux double roof balcony. The accommodation is arranged over three levels, as shown on the floor plan.

The property is approached via a covered entrance porch with a part glazed front door, with a side panel, opening into the hallway with a built-in cloaks cupboard, staircase to the first floor and a cloakroom with modern fittings comprising a close coupled wc and wash basin with vanity cupboard.

The double aspect living room overlooks the front garden and has a fireplace with a fitted wood burning stove. The open plan kitchen and dining/day room overlooks the rear and is fitted with a range of high gloss white handleless cabinets comprising

cupboards and drawers beneath wood block work surfaces with an inset ceramic sink with mono tap, integrated dishwasher and fridge freezer, inset hob with filter hood above and a built-in oven and microwave. From the dining/day room, glazed double doors open to the garden. Adjacent to the kitchen is a utility room with a stainless steel sink unit set into a wood block worktop with cupboards under, tiled splash backs, space for a washing machine and fridge, wall mounted gas boiler and a part glazed door to outside.

On the first floor, there is a landing with a built-in airing cupboard and stairs to the second floor. Bedroom 2 enjoys distant views to the rear across the Brede Valley and has an en-suite shower room with fittings comprising a tiled shower cubicle, wash hand and close coupled wc. There are three further double bedrooms on this level as well as a family bath/shower room with contemporary fittings comprising a panelled bath with a wall mounted rain shower above, close coupled wc and twin wash basins.

On the second floor, bedroom 1 has a range of built in wardrobe cupboards to one wall and a Velux double roof balcony with far reaching views across the Brede Valley. A door opens to a below eaves study recess with a skylight window. Adjoining is an en suite wet room with rain shower, close coupled wc and wash basin with vanity cupboard

Outside: The property is accessed via a block paved driveway providing off road parking, for three vehicles, with an open plan front garden set down to lawn to one side, leading to an integral single garage with an up and over door to the front. A pedestrian side access leads to the hedge and fence enclosed rear garden of about 50' x 35' with a wide timber deck, paved terrace, lawn, shrub borders and raised beds with cordylines, palms and a reclaimed groyne. Summerhouse with bi fold doors. Garden shed

Council Tax Band E
Services: All mains services

Guide price: £525,000 Freehold

Iserlohn, Oast House Field, Icklesham, East Sussex TN36 4BP

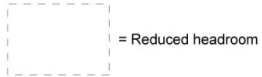


A well presented modern detached family house, affording light, spacious accommodation, situated in a no-through road on the edge of the village and enjoying first floor distant views to the rear over the Brede Valley.

- Open entrance porch • Hallway • Cloakroom • Living room • Open plan kitchen and dining/day room • Utility room
- Master bedroom with a Velux double roof balcony, en suite shower and study recess • Four further double bedrooms
 - Family bath/shower room • Gas central heating • Double glazing • EPC rating C
- Open plan front garden • Enclosed rear garden • Integral garage and off road parking for three vehicles

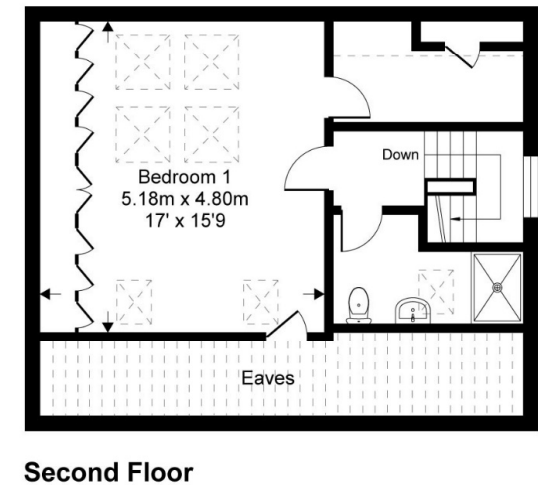
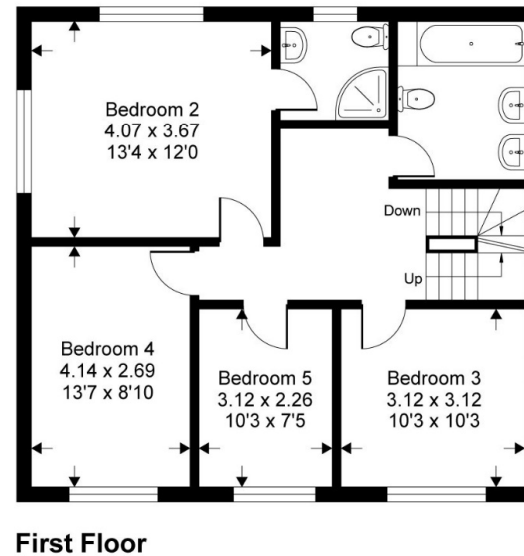
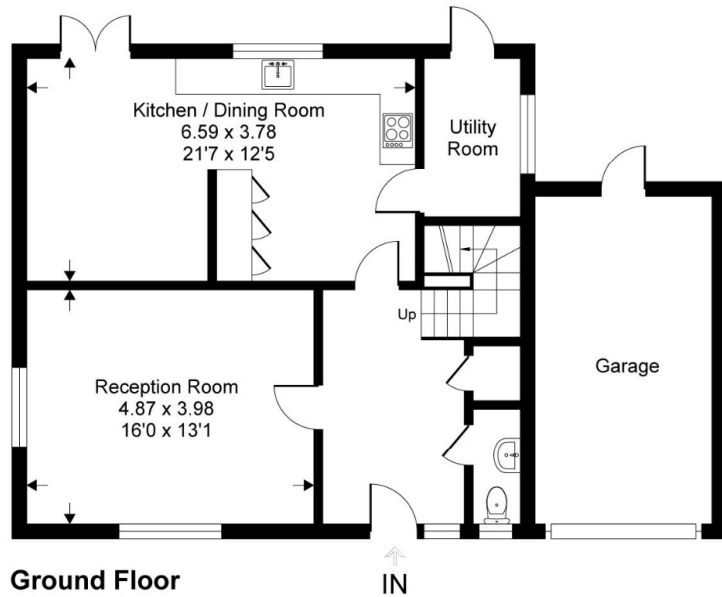


Directions: From Rye, take the A259 in a westerly direction passing around Winchelsea and continue on to the village of Icklesham. Take the second turning on the right into Oast House Road and at the T-junction, turn left into Oast House Field where the property will be seen after a short distance on the right hand side.



Iserlohn

Approximate Gross Internal Area = 177 sq m / 1908 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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