



## 2 Lower Brook Cottages Broad Street, Icklesham, TN36 4AY

A BEAUTIFUL THREE BEDROOM TWO RECEPTION ROOM SEMI-DETACHED PERIOD COTTAGE SITUATED IN ONE OF THE MOST IDYLIC AND TUCKED AWAY LANE LOCATIONS ON THE OUTSKIRTS OF ICKLESHAM VILLAGE AND IDEALLY POSITIONED BETWEEN THE HISTORIC TOWNS OF RYE & HASTINGS. THERE IS ALSO A HOME & INCOME OPPORTUNITY WITH AN ESTABLISHED ON SITE Airbnb COTTAGE MAKING THIS A WONDERFUL LIFESTYLE HOME WHICH IS SET AMONGST A STUNNING COUNTRYSIDE LANDSCAPE.

The Cottage is believed to date back to circa.1850 and is exceptionally presented throughout providing character and charm with accommodation to include a 27'9 fitted kitchen/breakfast room with integrated appliances and breakfast bar, a living/dining room with feature fireplace and multi-fuel burning stove with patio doors to both reception rooms enjoying views. To the first floor, there are two double bedrooms both with fitted wardrobes and a private balcony to the main bedroom. There is also a 9'7 x 6'2 contemporary shower room/w.c. with walk-in double shower cubicle, a first floor study and to the second floor there is a 14'11 x 13'2 third bedroom with fitted wardrobes and an en-suite shower room/w.c.

Outside, there is a driveway providing off road parking for up to four vehicles and a 100ft established patio and lawned rear garden surrounded by open fields connecting directly to the 1066 countryside walks. The gardens also have a detached summerhouse/games room and further benefits include double glazing, LPG central heating and the owners are suited making this property CHAIN FREE. Viewing is considered essential to appreciate this sought after and rarely available position via Sole agent, Charles & Co.

Price £585,000

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- Idyllic Brede Valley Location
- Semi Detached Period Cottage
- Two Bathrooms (En-suite to Bedroom 3)
- Sold with No Onward Chain
- Quiet End of Lane Position
- Three Double Bedrooms with Views
- Ideal Home & Income Opportunity
- Surrounded by Open Countryside
- Two 27'9 Reception Rooms & a Study
- Rear Gardens Adjoining 1066 Walks

### Entrance Porch

7'8 x 3'3 (2.34m x 0.99m)

### Kitchen

14'4 x 12'4 (4.37m x 3.76m)

### Breakfast Room

12'3 x 10'8 (3.73m x 3.25m)

### Living Room

14'4 x 12'4 (4.37m x 3.76m)

### Dining Room

12'3 x 10'8 (3.73m x 3.25m)

### First Floor Galleried Landing

15'0 x 6'0 max (4.57m x 1.83m max)

### Bedroom One

12'8 x 12'4 (3.86m x 3.76m)

### Balcony

### Bedroom Two

14'11 x 11'0 (4.55m x 3.35m)

### Study

6'9 x 5'0 (2.06m x 1.52m)

### Shower Room/W.C.

9'7 x 6'2 (2.92m x 1.88m)

### Second Floor

### Bedroom Three

14'11 x 13'2 max (4.55m x 4.01m max)

### En-suite Shower Room/W.C.

6'11 x 5'5 (2.11m x 1.65m)

### Outside

### Gated Driveway

### Detached Double Garage

### Front Garden

### Rear Garden

100'0 (30.48m)







Floor Plan



TOTAL FLOOR AREA: 1670 sq.ft. (155.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
England & Wales	EU Directive 2002/91/EC	