



Linden Manor Close, Icklesham, TN36 4BT

AN IMMACULATELY PRESENTED THREE DOUBLE BEDROOM DETACHED BUNGALOW IDEALLY SITUATED WITHIN THIS QUIET RESIDENTIAL CUL-DE-SAC IN ICKLESHAM VILLAGE CLOSE TO TWO VILLAGE PUBS, LOCAL COUNTRYSIDE WALKS, ICKLESHAM RECREATION GROUND AND LOCAL BUS SERVICES CONNECTING TO THE HISTORIC CINQUE PORT TOWNS OF RYE & HASTINGS.

The property is tucked away at the head of the cul-de-sac and enjoys a south facing rear garden with versatile accommodation to include a 16'7 x 11'8 living room with patio doors and an impressive 22'4 x 9'0 triple aspect conservatory which overlooks and leads to the rear gardens. There is a 13'0 x 12'0 modern fitted kitchen with built-in appliances, a contemporary bathroom with separate shower cubicle and there is also a separate cloakroom/w.c.

Outside, there is a 66ft driveway providing off road parking including a car port and an integral garage. The rear gardens are a particular feature of the property, being level and laid to patio and lawn, facing south and being fence and hedge enclosed. Further benefits include gas fired central heating, double glazing and the bungalow is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent Charles & Co.

Price £425,000

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- Immaculate Detached Bungalow
- Favoured Icklesham Village
- Quiet Cul-de-Sac Location
- Three Double Bedrooms
- Kitchen with Built-in Appliances
- Bath/Shower Room & Separate W.C.
- Living Room & Large Conservatory
- 66ft Driveway & Integral Garage
- South Facing Level Rear Gardens
- To Be Sold CHAIN FREE

Entrance Hall

Living Room

16'7 x 11'8 (5.05m x 3.56m)

Conservatory

22'4 x 9'0 (6.81m x 2.74m)

Kitchen/Breakfast Room

13'0 x 12'0 (3.96m x 3.66m)

Bedroom One

15'6 x 11'8 (4.72m x 3.56m)

Bedroom Two

14'10 max x 12'0 (4.52m max x 3.66m)

Bedroom Three

11'7 x 9'1 (3.53m x 2.77m)

Bath/Shower Room/W.C

9'1 x 8'5 (2.77m x 2.57m)

Separate W.C

Outside

Front Garden

Driveway

66'0 (20.12m)

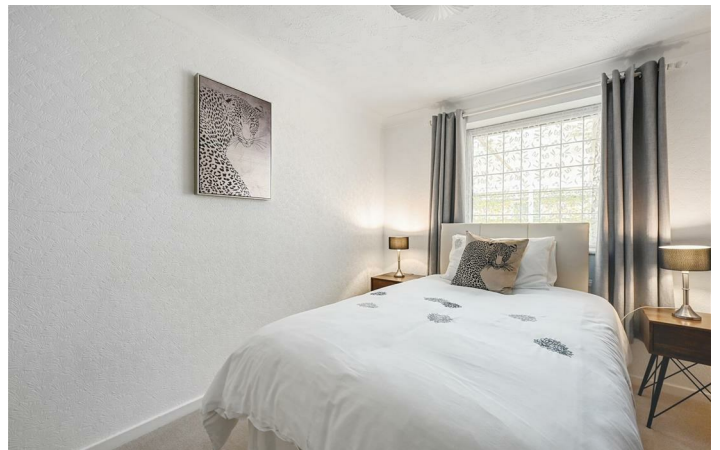
Garage

16'4 x 8'10 (4.98m x 2.69m)

Rear Garden

55'0 x 38'0 (16.76m x 11.58m)





Floor Plan

GROUND FLOOR
1385 sq.ft. (128.7 sq.m.) approx.



TOTAL FLOOR AREA: 1385 sq.ft. (128.7 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		85
(69-80) C	72	
(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		