



This stunning period home is exceptional in its character, position and presentation. Built in 1930 the property feels grand in its setting and is most conveniently located within the village of Westham, Pevensey which has a wide choice of local amenities together with the access to rail links taking you directly to Hastings, Brighton, Gatwick and London Victoria. The village school serves Primary age children with Secondary level well represented within the area. Historic buildings and activities such as Pevensey Castle are all within walking distance and Pevensey Bay offers the beach within easy reach with its water sports and activities. The dog friendly beach is a 25 min walk and the castle 5 mins. Miles of country walks around including the 1066 walk from the Castle. Set back from the road and approached by a wide driveway the entrance has a pitched porch leading to the entrance hallway. Throughout the property you can pick out original features to include the beautifully maintained 'Crittall' windows together with the modern updating the current owners have carried out, the stunning conservatory being just one. The gardens are an enormous feature of the property, having been beautifully looked after and are incredibly private, mature and well maintained and the full plot extending to approx 250ft in length. There is an array of spaces within the garden, a large paved patio and Summerhouse, and planting has been carefully placed over the years to create a mature and stunning area to enjoy. The remainder of the ground floor offers two reception rooms both with fireplace, plus study, a bright, well equipped kitchen with larder cupboard leading onto the conservatory, plus a separate utility room and downstairs cloakroom. Upstairs from a bright and spacious landing are three double bedrooms, one having en-suite shower room facilities. There is also an airing cupboard and modern refitted bathroom and separate W.C. Bedroom four leads from bedroom three and creates a space which would work well as a bed/playroom or additional study. The driveway to the front of the home allows for off road parking for a number of vehicles, and again has mature garden and trees. We are very excited about bringing this home to the market for the first time in many years and viewings can be arranged with Surridge Mison Estates.

Guide Price £750,000-£770,000
Tenure Freehold | Council Tax Band- F



19 Rattle Road, Westham, Pevensey, BN24 5DF



Entrance Porch- Wooden painted door to front with windows to side. Coir matting.

Entrance Hall- Staircase rising to first floor, hard wearing vinyl flooring.

Dining Room - 3.66m x 3.3m (12'0" x 10'10")- Original windows to front and rear. Coved ceiling and picture rail, stripped wood flooring. Wall lights. Radiator and fireplace with working open fire.

Lounge - 5.89m x 3.66m (19'4" x 12'0")- Double aspect room with original windows to front and rear and single door to rear patio area. Fireplace with fitted fire and built in storage into alcove plus two radiators. TV point. Carpeted.

Study - 4.22m x 2.36m (13'10" x 7'9")- Double aspect room with original windows to front and rear. Carpeted, telephone point and radiator.

Cloakroom- Original window to rear. Tiled flooring and partially tiled walls. Refitted with a modern low level W.C with concealed cistern and wash hand basin.

Kitchen 4.70m x 2.40m (15ft4 x 7ft10)- Windows to rear and side aspect and glazed panelled door leading to conservatory. Tiled flooring and partially tiled walls. Deep built in larder cupboard. Inset ceiling spotlights. Opens through to utility room. Fully fitted with a range of wall and base units with work surfaces fitted with stainless steel 1 1/2 bowl sink and drainer unit and space for range cooker. Plumbing for dishwasher.

Utility Room 5.0m x 1.6m (16ft6 x 5ft4)- Original window to side and door to front and rear. Tiled flooring. Built in cupboard housing gas boiler. Work surfaces with inset stainless-steel sink and drainer unit. Plumbing for washing machine. Space for fridge freezer and tumble dryer.

Conservatory - 4.27m x 3.43m (14'0" x 11'3")- UPVc conservatory with double glazed French doors leading to rear garden. Tiled flooring. Wall lights and wall mounted electric heater.

First Floor Landing- Original window to rear giving a stunning outlook across the gardens. Deep built in airing cupboard. Loft access.

Bedroom One - 4.52m x 3.3m (15'10" x 11")- Double aspect room with original windows to front and side. Deep built in wardrobes over the staircase. Fireplace. Radiator.

Bedroom Two - 3.81m x 3.66m (12'6" x 12'0")- Double aspect room with original windows to front and side. Radiator.

En-Suite- Vinyl flooring and fully tiled walls. Extractor fan. Inset ceiling spotlights. Chrome heated towel rail. Modern suite comprising of shower cubicle, wash hand basin with vanity unit.

Bedroom Three - 3.61m x 2.41m (11'10" x 7'11")- Original window to rear. Radiator. Door to bedroom four.

Bedroom Four - 4.24m x 2.41m (13'11" x 7'11")- Double aspect room with original windows to front and rear. Radiator.

Bathroom- Double aspect room with original windows to front and side. Tiled flooring and fully tiled walls. Extractor fan. Chrome heated towel rail and shaver point. Refitted with a modern white suite comprising of bath with mixer taps and electric shower over and wash hand basin with vanity unit.

Separate W.C- Original window to rear. Low level W.C with concealed cistern and wash hand basin set in vanity unit.

Front Garden- Large driveway. Mature planted trees and shrubs.

Rear Garden- South facing with laid to lawn and large paved patio area. Gated side access. Enclosed by hedging and fences, extending to approx. 200ft to the rear offering privacy and seclusion. Mature planting with many varieties of trees and shrubs which really bring the space to life. Summerhouse and wooden shed, outside tap and power point.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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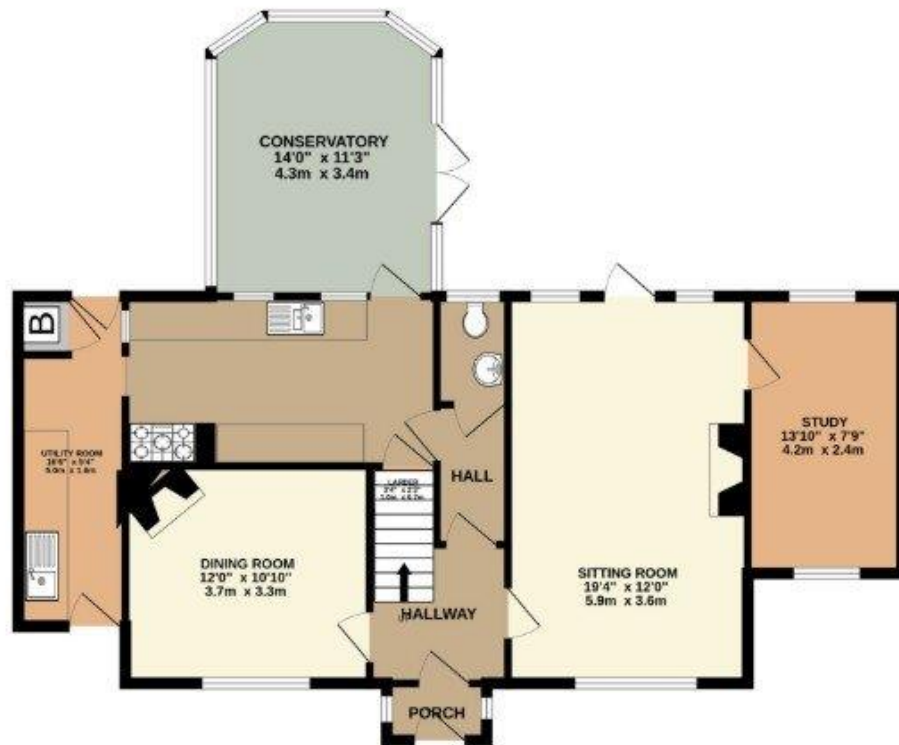
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Company Registration Number 14506438

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 1644 sq.ft. (152.7 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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