



 Surridge Mison
ESTATES

St Katherines is a large and impressive Edwardian semi-detached property situated in the sought after village of Westtham, Pevensey. This property has the enviable situation of backing onto open farmland to the rear with a southerly aspect. It is also positioned within extremely easy reach of the village High Street and mainline train station plus local walks, schools and amenities. This spacious home has been improved inside and out by the current owners with the flexibility of space allowing for a 'self-contained' element to the rooms. This could provide independent living for a relative or a home and income situation to be considered. As the home is set up at the moment it presents with an abundance of character and features expected with a property of this age to include, ornate coving and cornices, ceiling roses and picture rails plus fireplaces in the reception rooms. This combines with modern updates to include the refitted kitchen and reconfigured layout, decor throughout plus a raised deck in the rear garden and improved garden features. The accommodation on offer is extremely spacious and comprises of porch leading to a wide hallway with staircase rising to the first floor. The two reception rooms communicate with each other with the lounge being bay fronted and having the feature open fireplace, together with a lovely bright and high ceiling-ed dining room with French doors to the garden and opening into the refitted kitchen/breakfast room. This is a well-equipped space with modern units and opening onto the deck. There is also a useful and well equipped utility room. The ground floor aspect of the annex is also on this level with a self-contained side access, living room opening onto the rear garden, plus shower room. The wooden staircase rises to the first floor to provide one bedroom for the use of the annex. On the first floor are a further five good sized bedrooms, plus bathroom and separate shower room, airing cupboard and storage cupboard. There is a large loft with wide opening, boarding and fitted ladder giving even more scope for extension if needed subject to permissions. The southerly open aspect to the garden really makes this a feature of the home. There is a Summerhouse/bar with power and light, fish pond and planted vegetable plots all set within laid to lawn. To the front of the property is a double width driveway allowing for ample off road parking. Westtham village is situated within the stunning scenery of Pevensey Levels and has 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. If you are looking for a spacious home with flexible living, peaceful surroundings and easy access to village amenities this home may be for you.

Guide Price £650,000-£680,000
Tenure Freehold | Council Tax Band- E



87 Rattle Road, Westtham, Pevensey, BN24 5DH

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Entrance Porch- Door to front and double glazed window to side. Coving, picture rails and cornicing. Laminated wood flooring.

Entrance Hall- Door to front. Laminated wood flooring. Radiator. Coving, picture rails and cornicing.

Lounge - 5.26m x 4.42m (17'3" x 14'6")- Double glazed bay window to front. Open fireplace with marble surround. Laminated wood flooring. Inset spotlights. Radiator. Coving, picture rails and cornicing with ornate ceiling rose.

Dining Room - 4.42m x 4.19m (14'6" x 13'9")- French doors leading to rear garden. Stripped wooden 1/2 glazed doors from lounge. Laminate flooring. Open fireplace. Radiator. Coving, picture rails and cornicing with ornate ceiling rose.

Kitchen/Breakfast Room - 3.76m x 3.66m (12'4" x 12'0")- French doors leading to rear garden. Vinyl flooring and partially tiled walls. Fully fitted with a range of modern gloss wall and base units, with integral dishwasher and eye level double electric oven. Granite work surfaces with inset 4 burner Induction hob and stainless steel sink and drainer unit with mixer taps. Gas boiler.

Annex Private Entrance- Double glazed door to side. Radiator. Laminated wood flooring.

Annex Lounge - 5.11m x 2.36m (16'9" x 7'9")- Double aspect room with sliding patio doors leading to rear garden and double glazed window to side. Radiator. Carpeted. Stairs leading to first floor bedroom.

Annex Bedroom - 3.89m x 2.36m (12'9" x 7'9")- Double glazed window to rear with far reaching views over farmland. Radiator. Carpeted.

Annex Shower Room- Double glazed opaque window to side. Tiled flooring and partially tiled walls. Extractor fan. Chrome towel rail. Modern suite comprising of double shower cubicle, wash hand basin set within vanity unit and W.C.

Utility Room/Annex Kitchen - 4.55m x 2.36m (14'11" x 7'9")- Double glazed window to front. Partially tiled walls and vinyl flooring. Radiator. Fully fitted with a range of wall and base units with space and plumbing for washing machine and tumble dryer. Work surfaces with inset stainless steel sink and drainer unit. Picture rail.

First Floor Landing- Airing cupboard and storage cupboard. Radiator. Loft access, being boarded with fitted ladder. Radiator.

Bedroom One - 4.37m x 4.27m (14'4" x 14'0")- Double glazed window to rear with far reaching views. Radiator. Stripped wooden flooring. Coving

Bedroom Two - 4.22m x 4.09m (13'10" x 13'5")- Two double glazed windows to front. Radiator. Carpeted. Coving, cornicing and picture rails.

Bedroom Three - 3.45m x 2.36m (11'4" x 7'9")- Double glazed window to front. Radiator.

Bedroom Four - 3.15m x 2.11m (10'4" x 6'11")- Double glazed window to front. Radiator.

Bedroom Five - 3.63m x 2.62m (11'11" x 8'7")- Double glazed window to rear with far reaching views over farmland. Radiator.

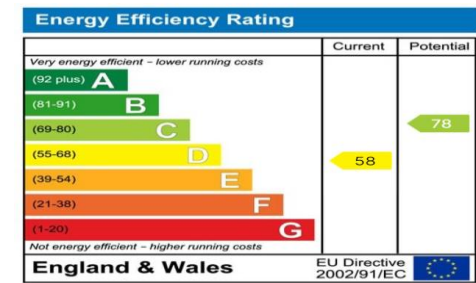
Bathroom- Double glazed opaque window to rear. Partially tiled walls and vinyl flooring. Chrome towel rail. Modern suite comprising of bath with mixer taps, handheld shower attachment and rainhead shower over, wash hand basin and W.C.

Shower Room- Double glazed opaque window to side. Tiled flooring and partially tiled walls. Chrome towel rail. Modern suite comprising of double shower cubicle.

Driveway- Large driveway. Gated side access. Raised shingle beds.

Rear Garden- Southerly facing and beautifully landscaped. Mainly laid to lawn with raised deck. Fencing surround with gated side access. Flower beds and borders. Fish pond and vegetable patches.

Summerhouse/Bar- Power and light.



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.org.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.



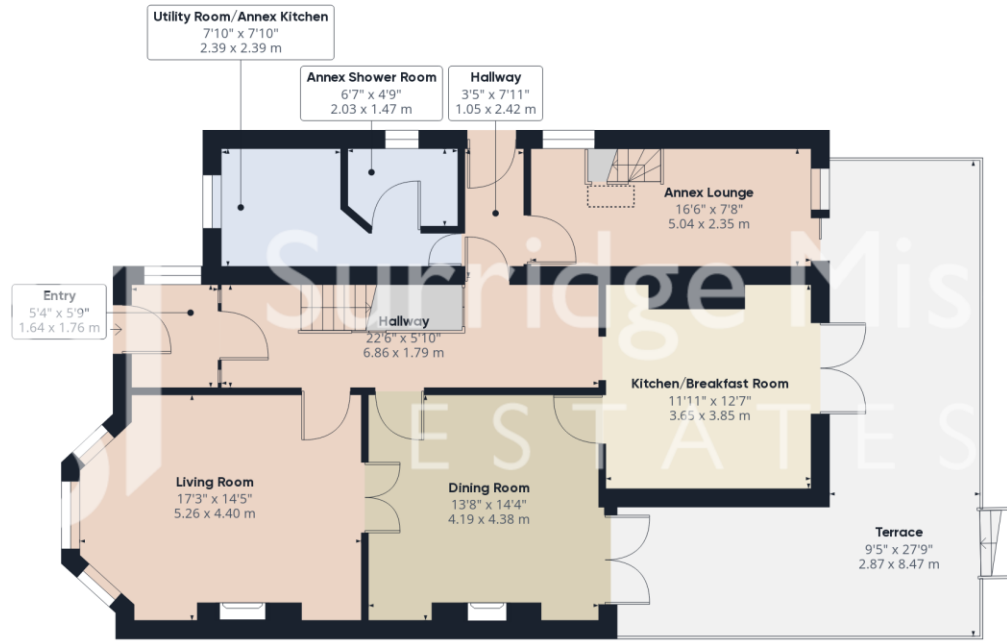
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Floor 0

Approximate total area⁽¹⁾

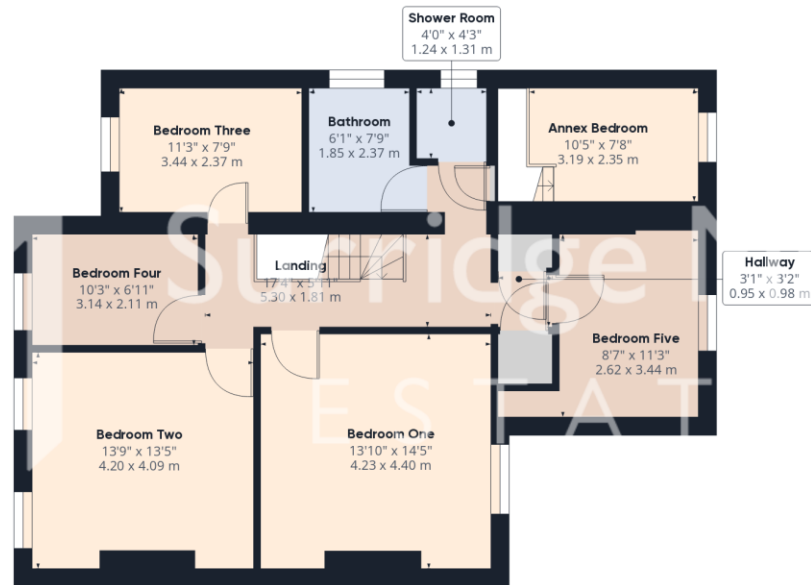
1945.76 ft²

180.77 m²

Reduced headroom

3.43 ft²

0.32 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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