



A gorgeous CHAIN FREE detached Victorian farmhouse in need of some cosmetic refreshment, that over looks the village pond in historic Westham, Pevensey. This four bedroom period home offers excellent family accommodation. The property comprises large living room with wood burning stove, sitting room with French doors to private terrace, double glazed conservatory with glass roof, spacious kitchen/diner, utility room, wet room WC and family bathroom with four good size bedrooms. Outside there is ample gated off road parking to front and an expansive pretty private garden to rear. Situated in the heart of Westham village, with its excellent local amenities to include 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. There are miles of country walks around including the 1066 walk from the Castle and across the stunning Pevensey levels.

Guide Price £550,000

Tenure Freehold | Council Tax Band- E



Bramble Cottage, Peelings Lane, Westham, Pevensey, East Sussex, BN24 5HE



Entrance Hall- Double glazed casement door to front. Laminate flooring. Meter cupboard. Stairs leading to first floor.

Wet Room- Double glazed window to front. Fully tiled walls and vinyl flooring. Chrome towel rail. Extractor fan. Wet room style suite fitted with shower head with rails and handles, wash hand basin and W.C.

Inner Hallway- Laminate flooring. Radiator. Double glazed door leading to utility room.

Utility Room - 1.96m x 1.6m (6'5" x 5'3")- Double glazed door and double glazed windows to rear garden. Partially tiled walls and tiled flooring. Fitted with a range of wall and base units with plumbing and space for washing machine and tumble dryer. Work surfaces with inset stainless steel sink and drainer unit.

Sitting Room/Second Reception Room - 4.72m x 4.29m (15'6" x 14'1")- Triple aspect room with double glazed windows to front and rear, and French doors to side. Feature fireplace. Laminate flooring. Radiator.

Kitchen/Dining Room - 6.5m x 4.6m (21'4" x 15'1")- Double aspect room with two double glazed windows to rear and French doors leading to rear garden, and double glazed window and door to side. Tiled flooring and partially tiled walls. Radiator. Inset spotlights. Built in larder cupboard. Fully fitted with a range of cream wall and base units with space and plumbing for fridge/freezer. Wood style work surfaces with inset ceramic sink and drainer unit and space for range style cooker with fitted cooker hood.

Sitting Room - 6.5m x 3.96m (21'4" x 13'0")- Triple aspect room with double glazed windows to front and both sides. Laminate flooring. Wood burning stove with tiled base. Two radiators. Wall lights.

Conservatory - 6.45m x 2.24m (21'2" x 7'4")- UPVc conservatory with double glazed French doors to front and double glazed windows to all sides. Laminate flooring. Radiator. Glass roof.

First Floor Landing- Loft access. Carpeted.

Bedroom One - 4.72m x 4.47m (15'6" x 14'8")- Triple aspect room with double glazed windows to front, rear and side. Two radiators. Laminate flooring.

Bedroom Two - 4.04m x 2.87m (13'3" x 9'5")- Two double glazed windows to front with views over the pond. Two built in eaves cupboards. Radiator. Laminate flooring.

Bedroom Three - 4.06m x 2.77m (13'4" x 9'1")- Two double glazed windows to rear. Two built in eaves cupboards. Radiator. Laminate flooring.

Bedroom Four - 4.04m x 2.87m (13'3" x 9'5")- Double glazed window to side. Radiator. Laminate flooring.

Bathroom- Double glazed window to front. Chrome towel rail. Extractor fan. Fully tiled walls and tiled flooring. White suite comprising of bath with mixer taps and electric shower over, wash hand basin set within vanity unit and W.C with concealed cistern.

Gated Driveway- Gated providing ample parking.

Front Garden- Laid to lawn with mature trees and hedging. Gated access to rear garden.

Rear Garden- Mainly laid to lawn with large patio/terrace area leading off the kitchen/dining room with stairs down to the lawn. Gated access to both sides. Mature trees and shrubs. Fencing surrounds.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.



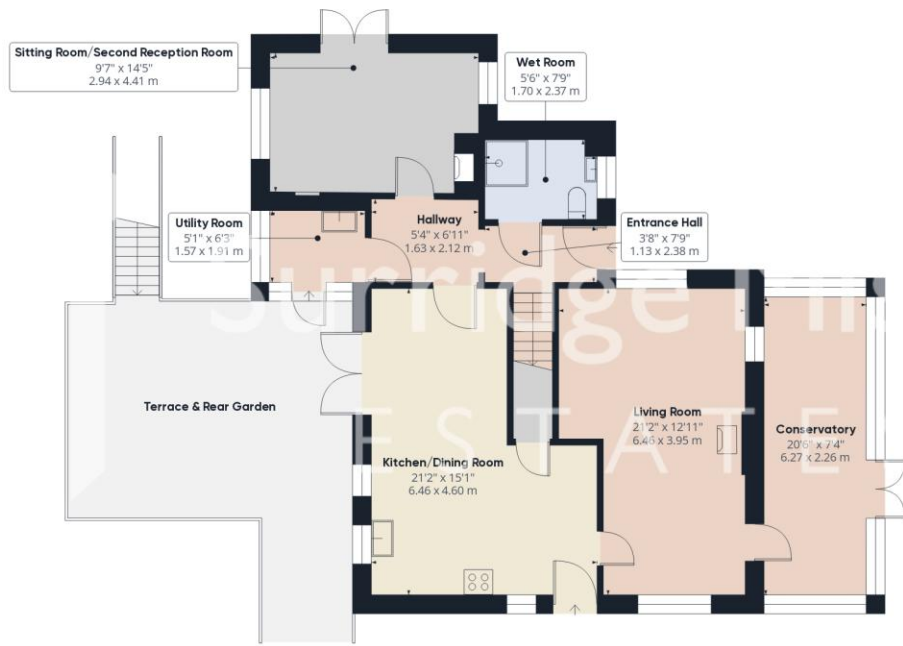
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Floor 0

Approximate total area⁽¹⁾
 1580.68 ft²
 146.85 m²



Floor 1

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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