



Entertaining & living space in abundance! Both inside and outside this wonderful, detached home will accommodate all of your needs when it comes to enjoying living and entertaining. A home that has been vastly improved by the current owners and has made the most of space and light throughout, boasting four double bedrooms, three versatile reception rooms, three bathrooms, double garage and driveway with ample parking for up to 8 vehicles, along with a landscaped garden, this property is not to be missed!

**Price £785,000**  
**Tenure Freehold**



Langsett, Rattle Road, Westham, Pevensey, East Sussex, BN24 5DS

**Surridge Mison**  
ESTATES



One of the features of this property are the flexible reception spaces, allowing for versatile accommodation throughout, and all updates in the home have been completed to an exceptional standard with modern fittings throughout and all to provide an extremely comfortable and well-presented home. The reception spaces comprise of a snug with a stunning fireplace with fitted wood burner and this leads to the first floor, the lounge is vast and has French doors to the rear. The drawing room is currently set up as a Billiard's room, and is filled with natural light and leads onto the rear garden, making it an ideal entertaining space. The Drawing Room floor space also provides potential to create a self contained annexe within the building; subject to adaptation and regulations. The kitchen/diner is modern and well presented, with a feature island with granite worktop, and plenty of space for a dining table. The remaining accommodation downstairs provides an entrance hall, utility room, cloakroom and lean-to extension, plus a separate office space with fitted shelving and desk.

Upstairs, there's a bright landing with built in double linen cupboard. Charming oak latch doors throughout the upstairs, which lead to the four double bedrooms. All of the bedrooms are generous in size and double aspect, all with pretty window seats allowing for views over the garden or to the front, and two boasting modern en-suite shower rooms. The family bathroom has a stunning roll top bath and separate walk-in shower cubicle.

To the front of this home is a large double garage with electric roller doors, power and light, and a driveway providing ample off road parking for up to 8 cars. The rear garden has been landscaped, with a wide expanse of laid to lawn and a patio area, ideal for outdoor dining. There is a pond, summerhouse and hardstanding for a garden room. Mature shrubs and trees protect the garden and create a secluded private space.

The property is set between the villages of Stone Cross & Westham, allowing for plenty of local amenities. The mainline train station is located in Westham village, and has links to Eastbourne, Brighton, Gatwick, London, Hastings & Ashford International. Historic buildings and activities such as Pevensey Castle are all within the village and Pevensey Bay offers the beach within easy reach with its water sports and activities. Miles of country walks around including the 1066 walk from the Castle. Stone Cross which is an ever more popular part of our area with excellent amenities to include Doctors surgery, Dentist, small local and national shops and the well subscribed Stone Cross pre-school going all the way through to primary level. These amenities are all within easy reach, with the local pub offering outside seating and full food menu, and St Luke's Church with activities taking place in the Church Hall on a regular basis.

**Storm Porch** External door leading to office.

**Office** - 4.27m x 2.24m MAX (14'0" x 7'4") Double glazed window to rear. Shelving, fitted desk and storage units. Laminate flooring.

**Entrance Hall** Oak door to front with double glazed opaque window. Karndean flooring. Radiator. Coved ceiling.

**Cloakroom WC** Double glazed opaque window to front. Karndean flooring. Radiator. Picture rail and coved ceiling. Wash hand basin and W.C.

**Utility Room** - 2.11m x 1.78m (6'11" x 5'10") Double glazed opaque window to side. Karndean flooring. Radiator. Wall mounted Worcester boiler. Space and plumbing for washing machine and tumble dryer. Work surfaces with inset stainless steel sink and drainer unit.

**Kitchen/Diner** - 7.42m x 3.66m (24'4" x 12'0") Double aspect room with two double glazed windows and double glazed door to side and French doors leading to rear garden. Partially tiled walls and Karndean flooring. Inset spotlights. Radiator. Coved ceiling. Fully fitted with a range of modern shaker style wall and base units. Fitted Smeg oven. Wooden work surfaces with inset double Butler sink and drainer unit with mixer tap. Island unit with granite work surface.

**Lean To** - 5.99m x 1.6m MAX (19'8" x 5'3") UPVC with double glazed doors to front and rear and double glazed opaque windows to side.

**Snug** - 7.39m x 3.56m (24'3" x 11'8")

Double aspect with double glazed windows to front and side. Solid oak flooring. Open fireplace with fitted wood burner. Coved ceiling. Stairs leading to first floor.

**Lounge** - 7.37m x 4.8m (24'2" x 15'9") Double aspect room with two double glazed windows to rear and double glazed window and French doors to side. Solid oak flooring. Two radiators. Coved ceiling.

**Drawing Room** - 8.76m x 6.6m (28'9" x 21'8") Triple aspect room with two double glazed windows to front, double glazed window to side and French doors leading to rear garden. Solid oak flooring. Three radiators. Coved ceiling.

**First Floor Landing** Skylight to front. Double sized linen cupboard with fitted shelving. Radiator. Carpeted.

**Bedroom One** - 5m x 4.06m (16'5" x 13'4") Double aspect room with double glazed window to rear with fitted window seat and double glazed opaque window to side. Carpeted. Two radiators. Door leading to en-suite.

**En-Suite Shower Room One** Double glazed Velux window to rear. Fully tiled walls and tiled flooring. Chrome towel rail. Extractor fan. Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C with concealed cistern.

**Bedroom Two** - 4.9m x 4.04m (16'1" x 13'3") Double aspect room with double glazed windows to rear with fitted window seat and side. Carpeted. Two radiators. Door leading to en-suite.

**En-Suite Shower Room Two** Double glazed Velux window to rear. Fully tiled walls and laminate flooring. Chrome towel rail. Extractor fan. Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C with concealed cistern.

**Bedroom Three** - 5.21m x 3.66m (17'1" x 12'0") Double aspect room with double glazed windows to front and side with fitted window seat. Eaves cupboard. Carpeted. Two radiators.

**Bedroom Four** - 5.31m x 3.63m (17'5" x 11'11") Double aspect room with double glazed windows to front and side with fitted window seat. Two radiators. Carpeted.

**Family Bathroom** Window to front. Tiled flooring and partially tiled walls. Inset spotlights. Chrome radiator. Shaver point. Extractor fan. Modern suite comprising of roll top bath with mixer taps, double shower cubicle, wash hand basin set within oak vanity unit and W.C.

**Driveway** Providing ample off road parking for eight cars.

**Rear Garden** Mainly laid to lawn with patio areas. Pond with water feature. Summerhouse. Hardstanding prepared for an additional garden room/office. Fencing surrounds with gated side access.

**Double Garage** Timber building with a pitched tiled roof. Double garage with electric roller doors. Personal door. Power and light.

**Council Tax** Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.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 Building 1

Approximate total area<sup>(1)</sup>

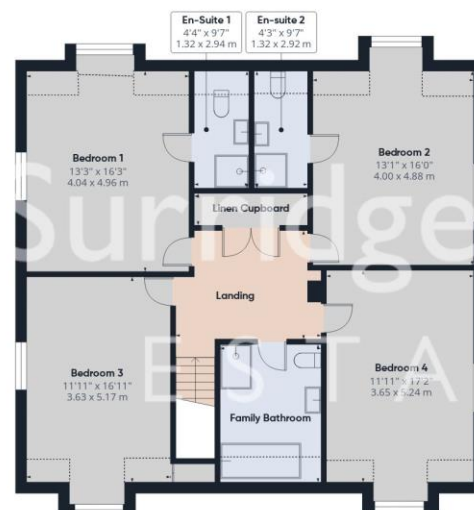
3049 ft<sup>2</sup>

283.3 m<sup>2</sup>

Reduced headroom

99 ft<sup>2</sup>

9.2 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



