



**Oaklands, Westham, Pevensy BN24 5AW**



**welcome to**

## **Oaklands, Westham, Pevensey**

Fox & Sons are delighted to offer to the market the fantastic opportunity to secure this corner plot four/ five bedroom detached house located in the ever sought after village of Westham, Pevensey, being within close proximity to local shopping facilities and amenities, schools, transport routes, and beautiful countryside walks. The property itself boasts spacious living accommodation throughout which consists of four/ five bedrooms, master bedroom and bedroom three with fitted wardrobes, bedroom five/ reception room benefits from being on the ground floor, family bathroom, downstairs wc, lounge, kitchen with breakfast bar, and a dining room with double doors leading out to the rear garden. Further features include a generous sized westerly facing rear garden with a patio seating area, towards the front aspect is a driveway for multiple vehicles, and the property is being sold chain free! Viewing comes highly recommended to full appreciate this wonderful family home!



### Entrance Hall

Double-glazed front door leading into entrance hall and radiator.

### Lounge

15' 10" x 15' ( 4.83m x 4.57m )

Double glazed window to the front aspect, feature brick fireplace and radiator.

### Dining Room

9' 4" x 8' 6" ( 2.84m x 2.59m )

Double glazed sliding doors leading out to the rear garden.

### Kitchen

14' 8" x 8' 6" ( 4.47m x 2.59m )

Fitted kitchen with a range of wall and base units, stainless steel sink and drainer unit, space for appliances including oven, hob, washing machine and dishwasher, central heating boiler, half height wall tiles, double glazed window to the rear aspect, and double glazed door to the side aspect.

### Hall

### Downstairs Wc

Low level WC, wash hand basin, shower cubicle, heated towel rail, double glazed window to the side aspect and radiator.

### Reception Room/ Bedroom Five

11' 9" x 8' 2" ( 3.58m x 2.49m )

Double glazed window to the front aspect, inset spotlights, loft hatch and double glazed door to side aspect.

### First Floor Landing

Stairs from the ground floor to first floor landing and loft access.

### Bedroom One

12' 10" x 12' 2" ( 3.91m x 3.71m )

Double glazed window to the front aspect, built-in wardrobes and radiator.

### Bedroom Two

11' 8" x 9' 3" ( 3.56m x 2.82m )

Double glazed window to the rear aspect and radiator.

### Bedroom Three

14' 4" x 8' ( 4.37m x 2.44m )

Double glazed window to the front aspect, built-in wardrobe and radiator.

### Bedroom Four

9' 7" x 8' 3" ( 2.92m x 2.51m )

Double glazed window to the rear aspect and radiator.

### Bathroom

8' 7" x 6' 4" ( 2.62m x 1.93m )

Low level WC, wash hand basin, bath with mixer taps and fitted shower head over with shower screen, double glazed window to the rear aspect, extractor fan, partly tiled walls and radiator.

### Outside

### Rear Garden

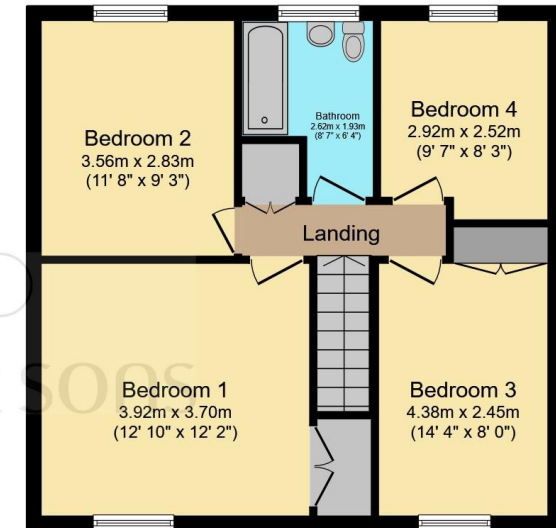
Generous sized and westerly facing rear garden with patio seating area and area laid to lawn with fenced surround.

### Driveway

Off road parking for multiple vehicles.



Ground Floor



First Floor

Total floor area 111.2 m<sup>2</sup> (1,197 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Oaklands, Westham Pevensey

- SPACIOUS DETACHED HOUSE
- FOUR/ FIVE BEDROOMS
- BEDROOM FIVE ON GROUND FLOOR
- LOUNGE, KITCHEN & DINING ROOM
- WESTERLY FACING REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SOLD WITH NO FORWARD CHAIN!
- DESIRABLE VILLAGE OF WESTHAM, PEVENSEY

Tenure: Freehold EPC Rating: D

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL111111 - 0002

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