



**Ash Grove, Westham Pevensey BN24 5AF**

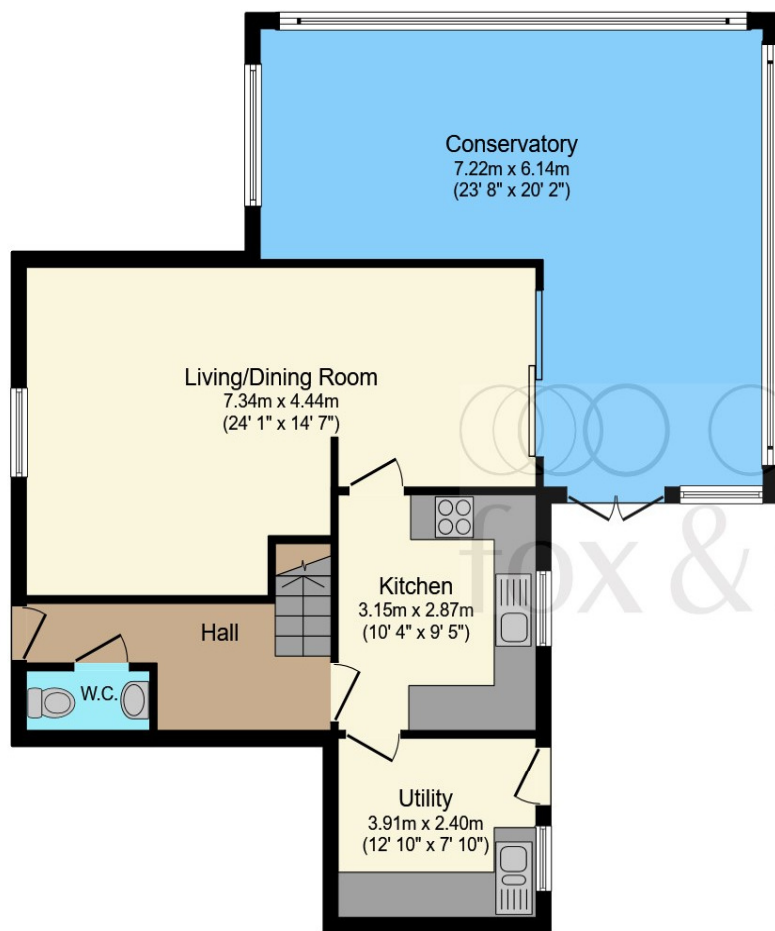


**welcome to**

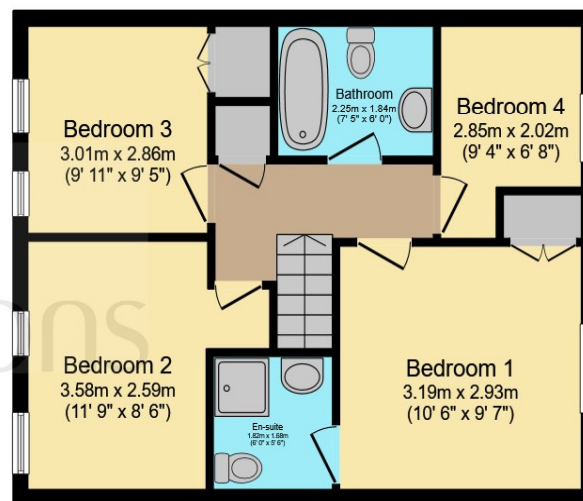
**Ash Grove, Westham Pevensey**

**\*\* GUIDE PRICE \*\* £450,000 - £475,000\*** Fox and sons are delighted to present to the market This imposing, stylish property is situated at the enviable head of a cul de sac. Houses in this street are rarely on the market. to the rear of the property is open farmland boasting picturesque views!





**Ground Floor**



**First Floor**

Total floor area 134.4 m<sup>2</sup> (1,446 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)

**Entrance Hall**

**Kitchen**

10' 4" x 9' 5" ( 3.15m x 2.87m )

**Living/Dining Room**

24' 1" x 14' 7" ( 7.34m x 4.45m )

**Utility Room**

12' 10" x 7' 10" ( 3.91m x 2.39m )

**Downstairs W/C**

**Conservatory**

23' 8" x 20' 2" ( 7.21m x 6.15m )

**Landing**

**Bedroom One**

10' 6" x 9' 7" ( 3.20m x 2.92m )

**En-Suite**

**Bedroom Two**

11' 9" x 8' 6" ( 3.58m x 2.59m )

**Bedroom Three**

9' 11" x 9' 5" ( 3.02m x 2.87m )

**Bedroom Four**

9' 4" x 6' 8" ( 2.84m x 2.03m )

**Bathroom**

7' 5" x 6' ( 2.26m x 1.83m )

**Garage**

**Parking**



welcome to

## Ash Grove, Westham Pevensey

- \*\* GUIDE PRICE \*\* £450,000 - £475,000\*\* IMPRESSIVE 24 FT CONSERVATORY AT THE REAR BOASTING IMPRESSIVE FARMLAND VIEWS
- SOUGHT AFTER WESTHAM AREA OF PEVENSEY - RARELY AVAILABLE
- FOUR BEDROOMS, MAIN BEDROOM WITH EN-SUITE
- CUL DE SAC LOCATION WITH RURAL FEEL
- LARGE GARDEN BACKING ONTO FARMLAND

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£450,000 - £475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111279](https://fox-and-sons.co.uk/Property/LGL111279)



Property Ref:  
LGL111279 - 0007

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