



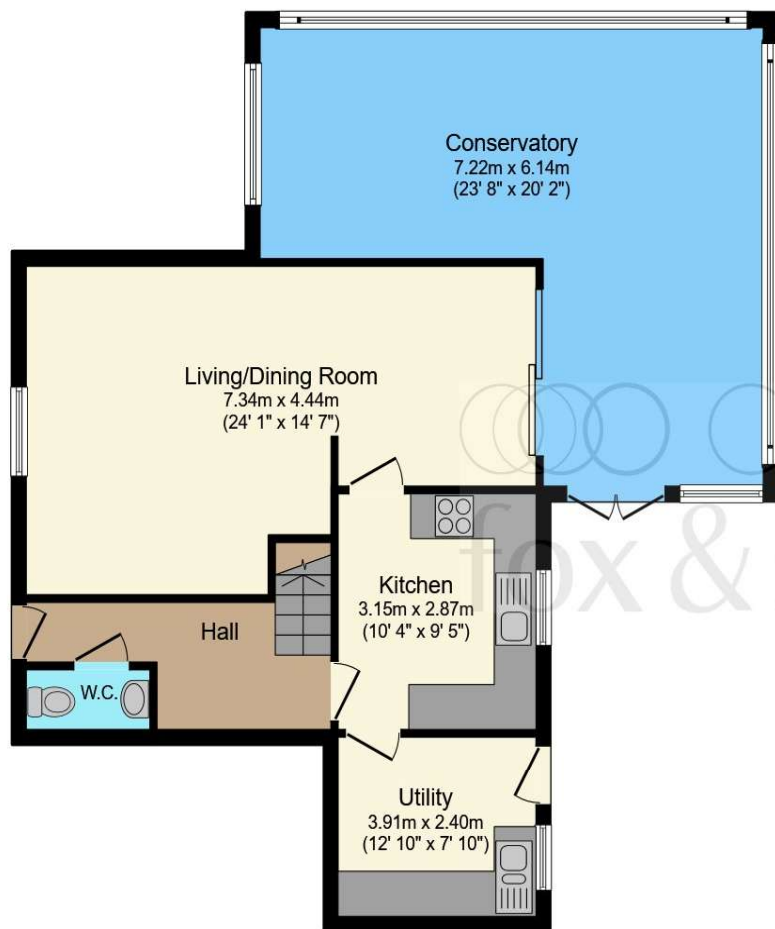
Ash Grove, Westham Pevensey BN24 5AF

welcome to

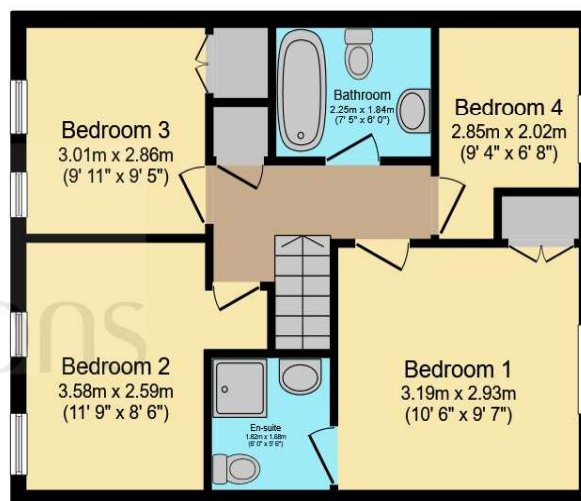
Ash Grove, Westham Pevensey

**** GUIDE PRICE ** £425,000 - £450,000*** 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 m² (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

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 ** £425,000 - £450,000** 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

£425,000 - £450,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111279



Property Ref:
LGL111279 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 fox & sons



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