

Valuers, Land & Estate Agents

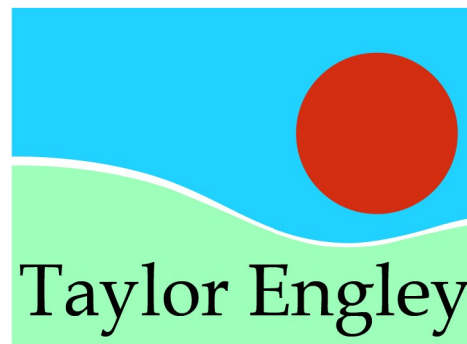
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



Innings, 12 Rattle Road, Westham, Pevensey, East Sussex, BN24 5DE

Guide Price £795,000 Freehold

An excellent opportunity to purchase this well presented and DECEPTIVELY SPACIOUS FOUR/FIVE BEDROOMED DETACHED CHARACTER HOME, in this favoured Westham Village location. The property provides spacious accommodation throughout to provide four/five bedrooms, four reception rooms, spacious luxury fitted kitchen/breakfast room with on-site garage and swimming pool to rear.



The property is ideally located being within close proximity to the historic village of Westham with its shops, 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 short walk away as is the castle. Miles of country walks around including the 1066 walk from the Pevensey Castle along with the historic St. Nicholas's Church, Pevensey. Westham railway station offers a regular direct service to Eastbourne, Hastings, Ashford, Gatwick and London Victoria. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately five miles distant. The property is approached via a private driveway with ample parking off Rattle Road.

*** LOBBY AREA * RECEPTION HALL * CLOAKROOM/WC * SITTING ROOM * DINING ROOM * SPACIOUS KITCHEN * BREAKFAST ROOM * LANDING * MASTER BEDROOM WITH EN-SUITE DRESSING ROOM/OPTIONAL BEDROOM 5 * LUXURY BATHROOM * THREE FURTHER BEDROOMS * FAMILY SHOWER ROOM/WC * ATTACHED GARAGE/WORKSHOP * ATTRACTIVE GARDENS INCORPORATING SWIMMING POOL * WORKSHOP AREA * DRIVEWAY PARKING FOR SEVERAL VEHICLES ***



The accommodation

Comprises:

Front door opening to:

Large Lobby Area

With inner glazed door to:

Reception Hall

Deep storage cupboard, two concealed radiators, ceramic tiled floor with underfloor heating.

Cloakroom/Wc

White suite comprising hand wash basin with vanity unit below, low level wc, tiled floor, extractor fan.

Dining Room

14'6" x 12'0" (4.42m x 3.66m)

Upvc windows to front, enclosed radiator, fireplace with marble hearth.

Sitting Room

14'4" x 11'0" (4.37m x 3.35m)

Concealed radiator, open plan, upvc windows to front, television point, downlighters.

Garden Room

14'2" x 9'0" (4.32m x 2.74m)

With ceramic tiled flooring, radiator, Bi-fold doors to rear garden.

Breakfast Room

12'0" x 10'0" (3.66m x 3.05m)

Upvc window to front, ceramic tiled flooring with underfloor heating

Spacious Kitchen

28' x 16'9" (8.53m x 5.11m)

Upvc windows to rear overlooking garden and swimming pool. Extensive range of matching eye and base level units with complimentary moulded worktop surfaces, inset one and a half bowl sink unit with mixer tap, brushed steel Range cooker with two ovens, grill and seven burner gas hob, American style fridge freezer, plumbing and space for washing machine, dishwasher, island breakfast bar with drawers and cupboards below, ceramic tiled flooring with underfloor heating.

Stairs rising from hall to:

First floor Landing with snug

9'8" x 9'7" (2.95m x 2.92m)

Stairs from hallway dividing into two separate landing areas with oak flooring, concealed radiators, Velux window to rear, Boarded loft with lighting and retractable ladder. Oak flooring with doors leading to Bedroom 1/Dressing Room/Bathroom

Bedroom 1

12'3" x 12' (3.73m x 3.66m)

Upvc bay window to front, concealed radiator, inset spotlights with oak flooring.

Dressing Room/Optional Bedroom 5

9' x 8'9" (2.74m x 2.67m)

Extensive range of wardrobes, built-in drawers, concealed radiator, oak flooring, upvc window to front.

Luxury Bathroom

White suite comprising Spa bath, wash hand basin with tiled splashback,

low level wc, chrome heated towel rail, hatch to boarded loft with pull down ladder, additional eaves storage, upvc Velux window to rear.

Landing Two

12'0" x 9'0" (3.66m x 2.74m)

Spacious landing with oak flooring with two spacious cupboards, one housing a Megaflo hot water cylinder for domestic hot water, concealed radiator, upvc window to rear overlooking the rear garden and swimming pool, oak flooring, access to large loft area with retractable ladder.

Bedroom 2

11'7" x 11' (3.53m x 3.35m)

Upvc window to front, oak flooring.

Bedroom 3

11'5" x 10'11" (3.48m x 3.33m)

Irregular shaped room with upvc window to front, concealed radiator, oak flooring.

Bedroom 4

9'5" x 8'2" (2.87m x 2.49m)

Oak flooring, radiator, upvc window to front.

Family Bathroom

Recently re-fitted with a white suite comprising double shower cubicle, low level wc, hand wash basin, heated towel rail, two windows to rear.

Outside

A particular feature of the property - a delightful secluded rear garden extensively stone paved for ease of maintenance, landscaping incorporating swimming pool, adjacent store and pump and filter equipment, close board fencing to sides and partially to rear, addition brick walls encompassing the swimming pool area. Access to front from wrought iron gate.

Garage

13'8" x 11'4" (4.17m x 3.45m)

Electric automatic up and over door, power and light, hot water tank. Workshop area.

Workshop

Door to rear garden

COUNCIL TAX BAND:

Council Tax Band - 'F' Wealden District Council - currently £3,559.81 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

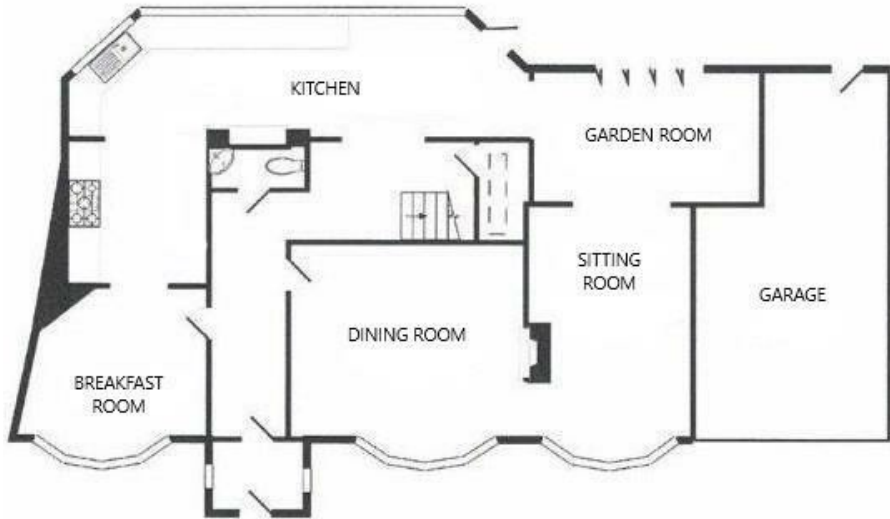
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.







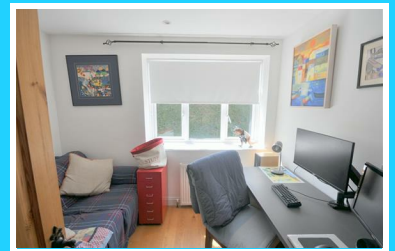


GROUND FLOOR
APPROX. FLOOR
AREA 1340 SQ. FT.
(124.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 981 SQ. FT.
(91.1 SQ. M.)
TOTAL APPROX. FLOOR AREA 2321 SQ. FT. (215.6 SQ. M.)

These energy ratings have been calculated on the basis of the information provided in the Energy Performance Certificate (EPC) and are based on the current energy efficiency of the property. They do not take into account any improvements that may be made to the property. The plan is for information only and is not intended to be used as a guide to the actual layout of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750