

Bramble Cottage, Peelings Lane,
Westham, BN24 5HE

Freehold

£550,000



4 Bedroom 3 Reception 2 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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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Overlooking the Village pond from the front, this attractive and extended detached house in the heart of Westham provides versatile accommodation that comprises four/five bedrooms. The property is notable for its spacious living accommodation which features a triple aspect sitting room with a wood burner and the adjoining conservatory/garden room. In addition, there is a study/bedroom 5 and the large kitchen/dining room opens onto the mature gardens. Further benefits include a ground floor wet room/wc, a useful utility room and a first floor bathroom/wc. Double glazing and gas fired central heating extend throughout and ample parking for a number of vehicles is arranged to the front with a gated driveway. The Village shops and amenities, local school and the historic Pevensey Castle and 1066 walks are all easily accessible. Eastbourne's exciting marina development is approximately two miles distant.

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Main Features	Entrance Frosted double glazed door to-	Bedroom 3 13'3 x 8'10 (4.04m x 2.69m) Radiator. Wood laminate flooring. Double glazed window to rear aspect.
• Extended Detached House	Hallway Radiator. Wood laminate flooring.	Bedroom 4 7'9 x 7'8 (2.36m x 2.34m) Radiator. Wood laminate flooring. Double glazed window to front aspect.
• Four/Five Bedrooms	Utility Room 6'3 x 5'3 (1.91m x 1.60m) Single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards under. Space and plumbing for washing machine. Range of wall mounted units. Double glazed window to rear aspect.	Bathroom/WC Panelled bath with mixer tap and shower attachment. Wall mounted wash hand basin with mixer tap and vanity unit under. Low level WC with concealed cistern. Heated towel rail. Fully tiled walls. Double glazed window to front aspect.
• Utility Room		Outside The delightful gardens are essentially laid to lawn with mature planted borders with a large Indian sandstone patio also included. There is gated side access around both sides.
• Sitting Room	Ground Floor Wet Room/WC Walk in shower. Wall mounted wash hand basin with mixer tap. Low level WC. Fully tiled walls. Heated towel rail. Double glazed window to front aspect.	Parking A gated driveway to the front provides ample off street parking for a number of vehicles.
• Kitchen/Dining Room		EPC = D
• Conservatory/Garden Room	Study/Bedroom 5 14'6 x 9'8 (4.42m x 2.95m) Radiator. Wood laminate flooring. Fireplace with mantel above. Double glazed double doors to side garden. Double glazed windows to front, side and rear aspect.	COUNCIL TAX BAND =
• Ground Floor Wet Room/WC & Bathroom/WC	Sitting Room 20'11 x 12'4 (6.38m x 3.76m) Radiator. Wood laminate flooring. Wood burner. Double glazed window to front and side aspect.	
• Driveway	Kitchen/Dining Room 15'0 x 10'2 (4.57m x 3.10m) Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for range cooker. Integrated dishwasher, fridge freezer and undercounter freezer. Range of wall mounted units and extractor. Concealed wall mounted gas boiler. Understairs cupboard. Radiator. Tiled flooring. Double glazed door to side and double glazed double doors to rear aspect.	
• Lawned Rear Garden		
• CHAIN FREE	Conservatory/Garden Room 20'7 x 7'2 (6.27m x 2.18m) Radiator. Wood laminate flooring. Double glazed window to front aspect. Double glazed double doors to front aspect.	
	Stairs from Ground to First Floor Landing Carpet. Access to loft (not inspected)	
	Bedroom 1 15'1 x 14'0 (4.60m x 4.27m) Radiator. Wood laminate flooring. Double glazed window to front rear and side aspect.	
	Bedroom 2 13'1 x 9'2 (3.99m x 2.79m) Radiator. Wood laminate flooring. Double glazed window to front aspect overlooking Village pond.	