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**Taylor Engley**



**Hazelbank Rattle Road, Westham, Pevensey, East Sussex, BN24 5DS**

**Guide Price £625,000 Freehold**

**\* CHAIN FREE \* Taylor Engley are pleased to offer you a unique opportunity to purchase this spacious three/four bedroom detached chalet style property, located in the favoured Westham area. Hazelbank is offered with EQUESTRIAN FACILITIES, including LAND OF APPROXIMATELY ONE AND A HALF ACRES, STABLES, A SAND SCHOOL, HAY BARN, WORKSHOP/TOOL SHED, 3 POULTRY PENS AND A TACK ROOM/FEED STORE, making this property a rare find in the area. This property is not just a home; it is a lifestyle choice, combining the serenity of rural living with the practicality of modern amenities. Whether you are looking to embrace equestrian pursuits or simply enjoy the grounds, this property on Rattle Road is a must-see. \* GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING \* POSSIBLE POTENTIAL FOR REDEVELOPMENT, SUBJECT TO THE RELEVANT PLANNING CONSENT \* EPC = E**



**\* ENTRANCE HALL \* SITTING ROOM \* KITCHEN/DINER \* UTILITY ROOM \* 33'09" CONSERVATORY \* CLOAKROOM/WC \* 19'4" MASTER BEDROOM WITH ENSUITE SHOWER ROOM \* TWO FURTHER LARGE BEDROOMS, ONE WITH A FURTHER EN-SUITE SHOWER ROOM \* FAMILY BATHROOM \* LARGE GARAGE \* OFF ROAD PARKING FOR NUMEROUS VEHICLES \* APPROXIMATELY ONE AND A HALF ACRES \* THREE STABLES \* SAND SCHOOL \* HAY BARN \* WORKSHOP/TOOL SHED \* 3 POULTRY PENS \* TACK ROOM/FEED STORE \* ROAD ACCESS \* DRIVEWAY TO RATTLE ROAD \***

Eastbourne town centre and mainline railway station are approximately 6.5 miles away, offering a wide range of shopping facilities. Railway stations can be found close by at Westham (approximately 1 miles distance), as well as in Polegate (approximately 4 miles away), again with further shopping facilities.



## ENTRANCE PORCH

Side lights, door to:

## ENTRANCE HALL

Radiator, understairs storage cupboard, further built-in cupboard.

## SITTING ROOM

17'9" x 11'11" plus door recess (5.41m x 3.63m plus door recess)

Two double glazed windows with outlook to front and one to side, two radiators, fireplace surround, internal window to kitchen.

## GROUND FLOOR BEDROOM ONE

23' x 13'3" max (7.01m x 4.04m max)

(This was originally two separate rooms and could be converted back if required). Double aspect room with double glazed window to front and doors to conservatory, two radiators, range of built-in bedroom furniture.

## EN-SUITE SHOWER ROOM

Corner shower unit, low level WC, washbasin, radiator, part tiled walls, window to rear, shaver point.

## CLOAKROOM/WC

Low level WC, washbasin, double glazed window to rear, radiator.

## KITCHEN/DINER

18'4" x 10'7" max (5.59m x 3.23m max)

Fitted with a range of white fronted cupboards and drawers, built-in double oven, built-in gas hob with extractor hood over, worksurfaces, space and plumbing for dishwasher, one and a half bowl sink unit, space and plumbing for washing machine, two radiators, wall mounted Worcester Bosh boiler, window with outlook to rear and double glazed window to side. Door to:

## UTILITY ROOM

9'7" x 6'3" (2.92m x 1.91m)

Built-in cupboards, sink unit with double drainer, radiator, double glazed windows, door to garden, door to conservatory.

## CONSERVATORY

33'9" x 9'1" (10.29m x 2.77m)

Double glazed windows overlooking the rear garden, two radiators, door to garage/workshop, door to garden.

From the entrance hall, stairs rise to the first floor landing, window to front, airing cupboard.

## BEDROOM TWO

19'4" x 14'1" max (5.89m x 4.29m max)

Double aspect with double glazed windows to front and rear, radiator, hatch to eaves storage space.

## EN-SUITE SHOWER ROOM

Shower cubicle, washbasin, low level WC, double glazed window to rear, hatch to eaves storage space.

## FAMILY BATHROOM

Suite comprising low level W.C, bath, washbasin, radiator, double glazed window to front, shaver point.

## BEDROOM THREE

14'6" x 14'3" max (4.42m x 4.34m max)

Double aspect room with double glazed windows to front and rear, built-in wardrobe cupboards, washbasin, radiator, hatch to eaves storage space.

## GARAGE/WORKSHOP & PARKING

33' x 8'8" (10.06m x 2.64m)

Up & over electric door to front, inspection pit, door to conservatory, power and light. Large driveway to front.

## GARDEN

Mainly laid to lawn, patio areas, side gate to front garden and gate to land/stables at the rear, well stocked flowerbeds, kitchen garden area with greenhouse, three outside taps.

## LAND & EQUESTRIAN FACILITIES

To the immediate rear of the property are paddocks (total plot size of the land is approximately 1.5 acres), three stables, hay barn, workshop/tool shed, 3 poultry pens, tack room/feed store and a sand school. There is a separate access track that allows road access to the land.

## COUNCIL TAX BAND:

Council Tax Band E.

## BROADBAND AND MOBILE PHONE CHECKER:

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

[www.checker.ofcom.org.uk](http://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.

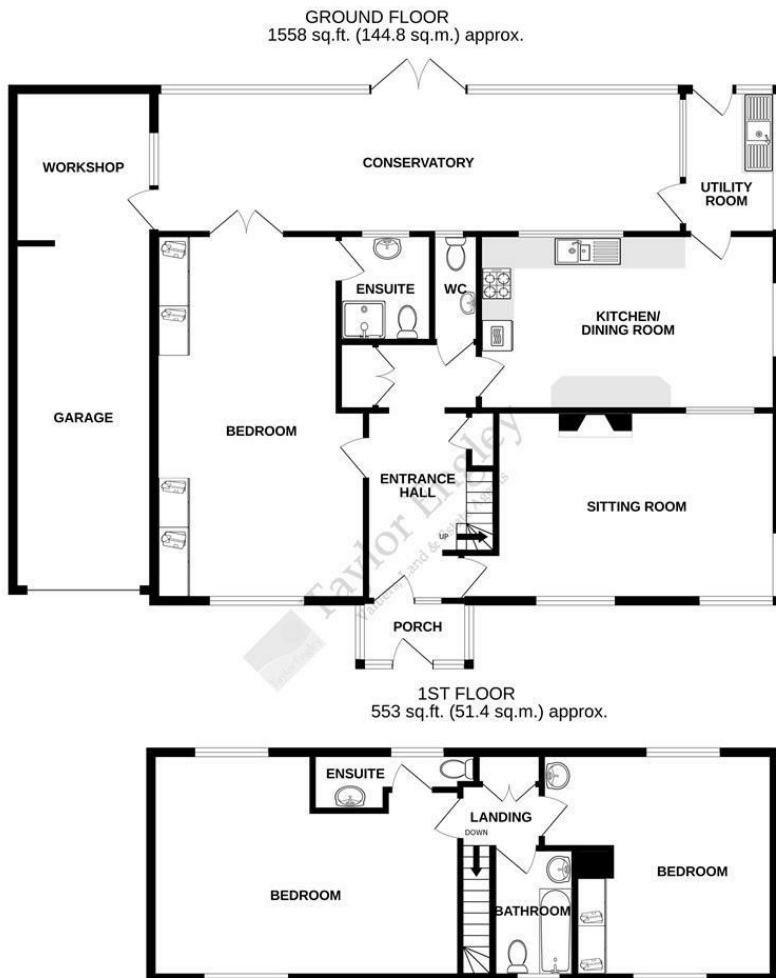
## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.









TOTAL FLOOR AREA : 2112 sq.ft. (196.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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.

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