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PROTECTED

PRS Property
Redress
Scheme



Innings, 12, Rattle Road, Westham, Pevensy, BN24 5DE
Price £750,000



Surridge Mison
ESTATES

A true one off! A unique home set in a quiet and secluded position but within very close proximity to Westham High Street and train station and all the village amenities. Innings was originally built in 1865 and retains the feeling of charm and character of that era whilst being extended and updated to the modern standards expected and to provide a quite stunning bright and light home with accommodation which provides flexibility to the home owner.

The property is approached via a private lane leading to the gated driveway and has many benefits and features having been updated and improved with taste and style fully on show and includes wooden internal doors and fireplace in the living room plus double glazing and gas central heating throughout. The living space on offer has been so well thought out and at its centre is a lovely open plan kitchen with seating around the island unit and overlooking the suntrap of a garden at the rear with the in ground swimming pool drawing you out to enjoy.

The remaining ground floor accommodation comprising, entrance porch opening to a spacious hallway with modern ground floor cloakroom. The L shaped kitchen opens to a cosy bay fronted breakfast room and there are three further reception rooms, a dining room, sitting room with fireplace adjacent and a lovely family room communicating with the kitchen and garden with Bi-fold doors to outside.

Upstairs the bedrooms are cleverly split from the middle landing to give the ability to have a private area with bedroom, bathroom and dressing room to one side, and three further bedrooms and modern shower room to the other. All bedrooms are double in size and the bathrooms are modern in style and finish.

The gardens are of course a real feature, they are paved with Indian sandstone to the rear for low maintenance and to be able to fully enjoy the swimming pool with privacy. Exterior lighting and mature planting finishes the outside space beautifully. There is personal door to the garage which has power and light plus workshop area to the rear, and the front of the property has ample parking on the driveway and is in a great tucked away position via the private lane away from the busyness of the central village location.

Westham is a picturesque Sussex village with easy access to historic features such as St Mary's Church, Pevensey Castle, and the village pond, and amenities to include post office/shop, Pevensey & Westham School, hairdressers, café & restaurant/pub. The dog friendly beach is a 25 min walk and the castle 5 mins with miles of country walks around including the 1066 walk from the Castle. It has the advantage of a rural community yet with the mainline train station with access to London, Gatwick Direct, Hastings, Brighton and Eastbourne, there is also a local bus service to Eastbourne town centre with its major shops and entertainments and easy access to A22, A27 and A259.

The overall presentation of the home is one of calm and tranquillity and to be able to appreciate that viewing will be essential.





Entrance Porch - 1.70m x 1.88m (6'2" x 5'7")- Oak door to front. Double glazed windows to two sides. Glazed door leading to entrance hall. Tiled flooring. Stripped wooden doors throughout.

Entrance Hall - 1.22m x 4.58m (15'2" x 4'10")- Tiled flooring with underfloor heating. Inset ceiling lights. Two radiators.

Inner Hall - 3.66m x 2.13m (12" x 7'5")- Stairs leading to first floor with deep understairs storage cupboard.

Cloakroom- Tiled flooring and partially tiled walls. Inset ceiling lights. Wash hand basin set within vanity unit and W.C.

Dining Room - 4.29m x 3.51m (14'1" x 11'6")- Double glazed bay window to front. Fireplace. Carpeted. Inset ceiling lights. Radiator.

Living Room - 4.37m x 3.18m (14'4" x 10'5")- Double glazed bay window to front. Inset ceiling lights. Carpeted. Radiator.

Family Room - 4.85m x 2.46m (15'11" x 8'1")- Bi-fold doors leading to rear garden. Tiled flooring with underfloor heating. Inset ceiling lights. Radiator.

Kitchen - L Shaped 8.53m x 2.36m (28'0" x 7'9") extending to 2.74m x 2.74m (9'3" x 9'2")- Double glazed windows and door to rear. Two electric skylights. Tiled flooring with underfloor heating. Inset ceiling lights. Fully fitted with a range of modern wall and base units with space and plumbing for washing machine, dishwasher, tumble dryer and American style fridge/freezer. Space for range style cooker, with tiled splashback. Central island. Work surfaces with inset stainless steel sink and drainer unit.

Breakfast Room - 3.68m x 2.92m (12'1" x 9'7")- Double glazed bay window to front. Tiled flooring with underfloor heating. Inset ceiling lights. Radiator.

Landing- Split level landing with stairs to both sides. Feature balustrades.

Landing 1 - 2.74m x 2.74m (9'8" x 9'7")- The right hand landing provides a lovely Snug/Landing Sitting Area and leading to Bedroom and Bathroom plus the dressing room/bedroom 5. Velux window to rear. Inset ceiling lights. Loft access with fitted ladder. Radiator.

Bedroom One - 3.71m x 3.71m (11" x 12'2")- Double glazed window to front. Radiator. TV point. Inset ceiling lights.

Bathroom - 3.66m x 1.83m (12'2" x 6'5")- Two Velux windows to rear. Partially tiled walls and Karndean flooring. Inset ceiling lights. Chrome towel rail. Modern suite comprising of bath with mixer taps and jacuzzi jets, wash hand basin and W.C.

Bedroom Five/Dressing Room - 3.05m x 2.74m (10'2" x 9'1")- Double glazed window to front. Built in wardrobes. Inset ceiling lights

Left Hand Landing - Double glazed window to rear. Deep walk in cupboard with plumbing available to reinstate if required. Inset ceiling lights. Second large loft access with fitted ladder, light and part boarding.

Bedroom Two - 3.47m x 3.35m (11'4" x 10'11")- Double glazed window to front. Inset ceiling lights. Radiator.

Bedroom Three - 3.35m x 3.05m (11'5" x 10'2")- Double glazed window to front. Built in wardrobes. Inset ceiling lights. Radiator.

Bedroom Four - 2.87m x 2.46m (9'5" x 8'1")- Double glazed window to front. Built in wardrobes. Inset ceiling lights. Radiator.

Shower Room - 2.96m x 2.3m (9'8" x 7'6")- Double glazed opaque window to rear. Vinyl flooring. Chrome towel rail. Extractor fan. Inset ceiling lights. Modern suite comprising of walk in shower with tiled enclosure, wash hand basin and W.C.

Integral Garage - 4.22m x 3.42m (13'10" x 11'2")- Up and over electric door. Personal door to rear. Power and light. Rear of the garage has been usefully converted into a workshop, with power and plumbing should it be preferred to be used as a utility room.

Private Lane leading to Gated Driveway- Gated driveway providing ample off road parking.

Rear Garden- Mainly laid to patio. In ground swimming pool. Store pump and filter. Fencing and walling surround with gated side access. Planted beds with mature trees and shrubs.



Council Tax Band- F EPC Rating- C Tenure- Freehold

Utilities

This property has the following utilities:

Water; Mains

Drainage; Mains

Gas; Mains

Electricity; Mains

Primary Heating; Gas central heating system

Solar Power; None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



Floor 0



Floor 1



Approximate total area¹⁾

2180.14 ft²

202.54 m²

Reduced headroom

61.47 ft²

5.71 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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