

# HUNT FRAME

ESTATE AGENTS



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## Hillside Rattle Road, Pevensey, BN24 5DX

£630,000



A STUNNING, EXTENDED and IMPROVED DETACHED FAMILY HOME, immaculately kept by the current owners, which offers SPACIOUS and VERSATILE use across two floors. Considered to be both LIGHT and AIRY throughout with multi use accommodation to include FOUR RECEPTION ROOMS, a KITCHEN, UTILITY ROOM and CLOAKROOM to the ground floor with FOUR DOUBLE BEDROOMS and a FAMILY BATHROOM to the first floor to include a MASTER EN-SUITE with DRESSING ROOM.

The plot includes a LARGE DRIVEWAY to the front, a GARAGE and an IMPRESSIVE ESTABLISHED GARDEN to the rear which has a South Westerly orientation, which enjoys a good level of seclusion, with an additional patio and raised decked terrace. It comes highly recommended.



## ENTRANCE PORCH

Double glazed UPVC door with adjacent double glazed windows, fitted storage cupboards, tiled floor, door to the hallway:

## ENTRANCE HALLWAY

Stairs rising to the first floor, radiator, doors off to the following:

## SITTING ROOM

33'1 x 10'9 (10.08m x 3.28m)

Spacious principle reception being dual aspect with large bay windows to the front and rear elevations, with the latter overlooking the rear gardens, feature fireplace, two radiators.

## RECEPTION ROOM

16'2 x 11'11 (4.93m x 3.63m)

Feature double glazed bay window to the front aspect, stripped wooden floorboards, radiator.

## DINING ROOM

15'7 x 10'1 (4.75m x 3.07m)

Large double glazed bay window and French doors both overlooking the rear garden, wood flooring, two radiators, arch opening onto the kitchen.

## STUDY

8'10 x 8'5 (2.69m x 2.57m)

Double glazed window overlooking the rear garden, radiator.

## KITCHEN

13'3 x 7'10 (4.04m x 2.39m)

With an aspect overlooking the rear garden, one and half bowl sink unit with mixer tap, range of work surfaces with wall mounted and floor standing cupboards, concealed lighting, integrated eye level oven and grill, five ring gas hob with extractor above, integrated freezer, further under counter appliance space, partly tiled walls, archway to:

## UTILITY ROOM

14'1 x 4'5 (4.29m x 1.35m)

Double glazed windows to both sides, single drainer stainless steel sink unit with mixer tap, area of work surface, space and plumbing for washing machine, inset spotlights, partly tiled walls, two radiators and pedestrian door to the side.

## CLOAKROOM

Suite comprising of a wash hand basin, low level w/c, tiled flooring and access to an under stairs storage cupboard.

## FIRST FLOOR LANDING

The first floor landing has doors off to the following:

## BEDROOM 1

16'8 x 11'0 (5.08m x 3.35m)

Large double glazed window to the rear aspect overlooking the rear garden, radiator, doors to the dressing room and En-suite.

## EN-SUITE

10'1 x 8'10 (3.07m x 2.69m)

Comprising of a walk in shower cubicle with shower attachment and glass screen, wash hand basin with mixer tap with storage above and below with fitted mirror and light, low level w.c, bidet, extractor fan, inset spotlights, heated towel rail, tiled floor, radiator.

## DRESSING ROOM

13'1 x 7'9 (3.99m x 2.36m)

Double glazed Velux window to the front aspect, range of fitted wardrobes with hanging and shelving, inset spotlights.

## BEDROOM 2

13'1 x 11'0 (3.99m x 3.35m)

Double glazed window to the rear aspect overlooking the garden, radiator, large floor to ceiling built in wardrobes.

## BEDROOM 3

15'5 x 13'3 (4.70m x 4.04m)

Double glazed window to the front aspect with additional double glazed Velux window with far reaching views across to Herstmonceux, radiator.

## BEDROOM 4

16'7 x 14'4 (5.05m x 4.37m)

Double glazed window to the front aspect with additional double glazed Velux window with far reaching views across to Herstmonceux, radiator.

## FAMILY BATHROOM

Double glazed opaque window to the rear aspect, panelled bath with shower attachment and glass screen, pedestal wash hand basin, low level w.c, chrome heated towel rail, shaver point, partly tiled walls and tiled floor.

## OUTSIDE - REAR GARDENS

The rear garden is a particular feature of the property and enjoys a south westerly aspect. The garden is well stocked with a variety of plants, shrubs and trees and has a large area of lawn and an area of patio. The garden is screened by fencing, there are 2 timber built sheds, greenhouse and a covered seating area, outside tap, outside lights and gates to both sides.

## PARKING

To the front of the property is approached via a large driveway providing off road parking for a large number vehicles, which leads to the integral garage.

## INTEGRAL GARAGE

Accessed via a roller door, housing the wall mounted gas boiler, power and light.

## OUTSIDE - FRONT GARDENS

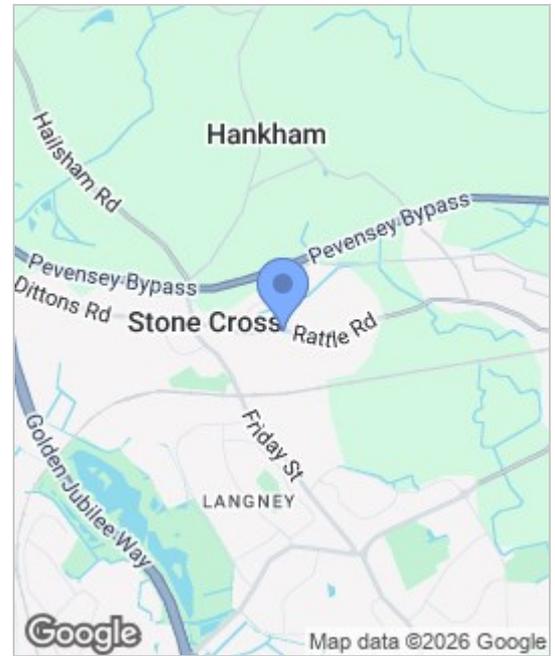
The front garden has beds with a variety of plants shrubs and trees adjoining the driveway.

## AGENTS NOTE:

The solar system repays approximately £300 a year in electricity generated.  
Council Tax Band : F  
EPC Rating : C

## ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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