



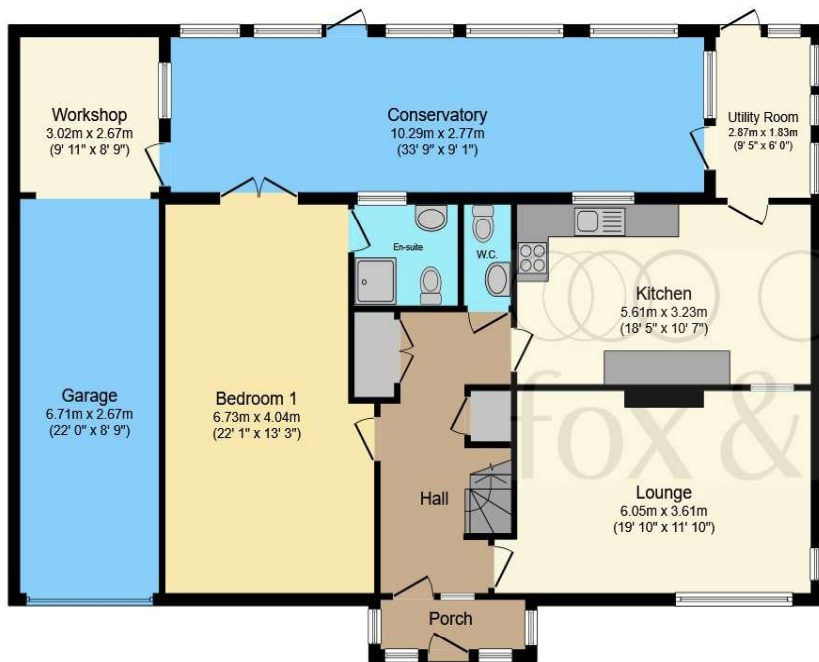
Hazelbank Rattle Road, Westham Pevensey BN24 5DS

welcome to

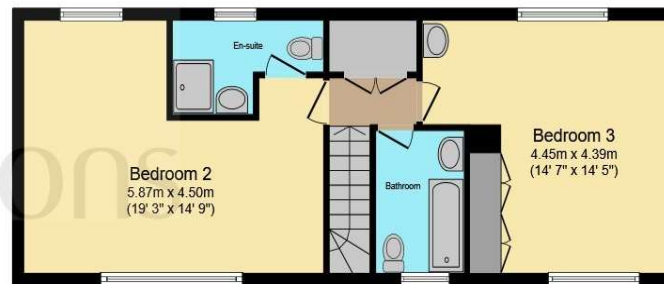
Hazelbank Rattle Road, Westham Pevensey

GUIDE PRICE £650,000 - £700,000Fox & Sons are thrilled to present to the market this exceptional and rarely available three/ four bedroom detached chalet-style residence, set within approximately 1.5 acres of land in the ever-popular Stone Cross location.





Ground Floor



First Floor

Total floor area 207.6 m² (2,234 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Property Description

Entrance Porch

Entrance Hall

Downstairs W/C

Lounge

19' 10" x 11' 10" (6.05m x 3.61m)

Kitchen

18' 5" x 10' 7" (5.61m x 3.23m)

Utility Room

9' 5" x 6' (2.87m x 1.83m)

Conservatory

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

Bedroom One

22' 1" x 13' 3" (6.73m x 4.04m)

En-Suite

Stairs To First Floor Landing

Bedroom Two

19' 3" x 14' 9" (5.87m x 4.50m)

En-Suite

Bedroom Three

14' 7" x 14' 5" (4.45m x 4.39m)

Bathroom

Rear Garden

welcome to

Hazelbank Rattle Road, Westham Pevensey

- APPROXIMATELY 1.5 ACRES OF LAND
- PRIVATE LANE ACCESS TO REAR PADDOCKS WITH STABLES
- GROUND-FLOOR DOUBLE BEDROOM WITH EN-SUITE
- EXTENSIVE REAR GARDEN AND PADDOCKS WITH STABLES
- POTENTIAL FOR REDEVELOPMENT (SUBJECT TO PLANNING PERMISSIONS)

Tenure: Freehold EPC Rating: E
Council Tax Band: E

guide price **£650,000 - £700,000**



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111569



Property Ref:
LGL111569 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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