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PROTECTED

PRS Property
Redress
Scheme



79 Rattle Road, Westham, Pevensey, BN24 5DH
Guide Price £375,000-£395,000



Surridge Mison
ESTATES

Situated within easy reach of Westham train station and village centre is this three bedroom, two reception room detached home with garage, ample parking and stunning views over farmland.

The property has been well maintained by the current owner and its position backing onto farmland makes it very appealing alongside the benefits such as double glazing and gas central heating throughout.

The accommodation on offer comprises of side access leading to the entrance hall. There is a ground floor W.C and the spacious lounge through to dining room which overlooks the rear garden gives a great feeling of space as you move through. The kitchen is well equipped, with a useful lean to at the rear providing plumbing for washing machine and space for tumble dryer.

Upstairs there are three bedrooms, two with built in wardrobes and a bathroom with the benefit of bath and shower cubicle which has been recently updated.

There are mature gardens front and rear, and the garage and ample parking make viewing highly recommended. The village of Westham, Pevensey has a wide choice of local amenities together with the access to rail links taking you directly to Hastings, Brighton, Gatwick and London Victoria. The village school serves Primary age children with Secondary level well represented within the area. Historic buildings and activities such as Pevensey Castle are all within walking distance and Pevensey Bay offers the beach within easy reach with its water sports and activities. The dog friendly beach is a 25 min walk and the castle 5 mins. Miles of country walks around including the 1066 walk from the Castle.





Entrance Hall - 2.82m x 1.63m (9'3" x 5'4")

Double glazed opaque door to side with glazed side panel. Carpeted. Radiator. Stairs leading to first floor.

Cloakroom - 1.52m x 0.84m (5'0" x 2'9")

Double glazed opaque window to side. Carpeted. W.C.

Lounge - 4.5m x 3.15m (14'9" x 10'4")

Double glazed window to front. Radiator. Carpeted. Open to dining room.

Dining Room - 3.15m x 2.39m (10'4" x 7'10")

Patio doors leading to rear garden. Carpeted. Radiator.

Kitchen - 2.84m x 2.39m (9'4" x 7'10")

Double glazed window to rear and double glazed door leading to lean-to. Tiled flooring and partially tiled walls. Built in understairs cupboard. Fully fitted with a range of wall and base units with space for fridge/freezer. Work surfaces with inset stainless steel sink and drainer unit with mixer taps, and 4 burner gas hob with fitted extractor fan.

Lean-To - 2.26m x 1.19m (7'5" x 3'11")

Glazed windows to side and rear, and French doors leading to rear garden. Space and plumbing for washing machine and tumble dryer. Tiled flooring.

First Floor Landing - 2.79m x 0.91m (9'2" x 3'0")

Double glazed opaque window to side. Built in cupboard. Loft access. Carpeted.

Bedroom One - 3.89m x 3.15m (12'9" x 10'4")

Double glazed window to front. Built in wardrobes. Radiator. Carpeted.

Bedroom Two - 2.84m x 2.54m (9'4" x 8'4")

Double glazed window to rear with far reaching views. Built in wardrobe. Radiator. Carpeted.

Bedroom Three - 3.15m x 2.41m (10'4" x 7'11")

Double glazed window to front. Radiator. Carpeted.

Bathroom - 2.84m x 1.4m (9'4" x 4'7")

Double glazed window to rear with far reaching views. Vinyl flooring and partially tiled walls. Inset spotlights. Chrome towel rail. Extractor fan. Suite comprising of bath with mixer taps, shower cubicle, wash hand basin and W.C.

Garage - 5.41m x 2.54m (17'9" x 8'4")

Single garage with up & over door to front. Personal door to side. Power and light.

Rear Garden

Mainly laid to lawn with patio area. Far reaching views over farmland. Flower beds and flower borders. Shrubs. Fencing surrounds with gated side access.



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>

SurrIDGE Mison Estates

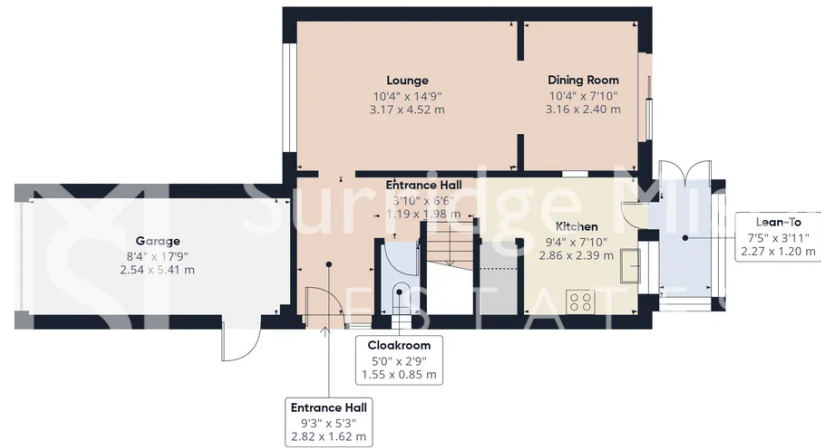
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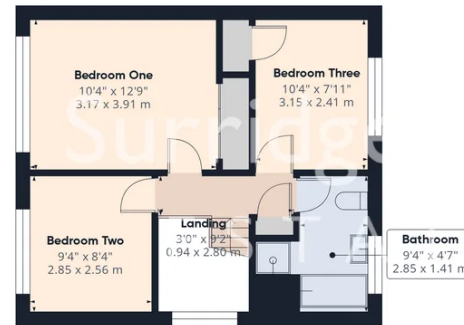
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Company Registration Number 14506438

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 area^m

1041 ft²
 96.6 m²

Reduced headroom

8 ft²
 0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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