



A gorgeous Chain Free detached Victorian farmhouse overlooking the village pond in historic Westham, Pevensey. This four bedroom period home offers excellent family accommodation. The property comprises large living room with stove, sitting room French doors to private terrace, double glazed conservatory with glass roof, spacious dining kitchen, utility room, wet room WC and family bathroom. Outside there is ample gated off-road parking to front and an expansive private garden to rear.

**Price £575,000**  
**Freehold**



Bramble Cottage, Peelings Lane, Westham, Pevensey, East Sussex, BN24 5HE





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**Entrance Hall**

Double glazed door to front. Stairs leading to first floor.

**Wet Room**

Double glazed window to front. Fully tiled walls. Hand towel rail. Extractor fan. Shower head, wash hand basin and W.C.

**Sitting Room** - 4.72m x 4.29m (15'6" x 14'1")

Triple aspect room with double glazed windows to front and rear, and French doors to side. Fireplace. Laminate flooring. Radiator.

**Lounge** - 6.5m x 3.96m (21'4" x 13'0")

Two double glazed windows to side. Laminate flooring. Wood burning stove. Two radiators.

**Kitchen/Diner** - 6.5m x 4.6m (21'4" x 15'1")

Double aspect room with double glazed windows to rear and side, and double glazed doors to rear and side. Tiled flooring and partially tiled walls. Inset spotlights. Fully fitted with a range of cream wall and base units. Wood style work surfaces with inset sink and drainer unit and space for range style cooker.

**Utility Room** - 1.96m x 1.6m (6'5" x 5'3")

Double glazed door to rear garden. Partially tiled walls and tiled flooring. Fitted with a range of wall and base units with plumbing and space for washing machine. Work surfaces with inset stainless steel sink unit.

**Conservatory** - 6.45m x 2.24m (21'2" x 7'4")

UPVc conservatory with double glazed French doors to front. Laminate flooring. Radiator. Glass roof.

**First Floor Landing**

Loft access.

**Bedroom One** - 4.72m x 4.47m (15'6" x 14'8")

Triple aspect room with double glazed windows to front, rear and side. Two radiators.

**Bedroom Two** - 4.04m x 2.87m (13'3" x 9'5")

Two double glazed windows to front with views over the pond. Eaves cupboard. Radiator.

**Bedroom Three** - 4.06m x 2.77m (13'4" x 9'1")

Two double glazed windows to rear. Eaves cupboard. Radiator.

**Bedroom Four** - 4.04m x 2.87m (13'3" x 9'5")

Double glazed window to side. Radiator.

**Bathroom**

Double glazed window to front. Towel rail. Fully tiled walls. Suite comprising of bath with mixer taps and electric shower over, wash hand basin and W.C.

**Front Garden**

Laid to lawn with mature trees and hedging.

**Gated Driveway**

Gated providing ample parking.

**Rear Garden**

Mainly laid to lawn with large patio area leading off the kitchen/dining room. Gated side access. Mature trees and shrubs.

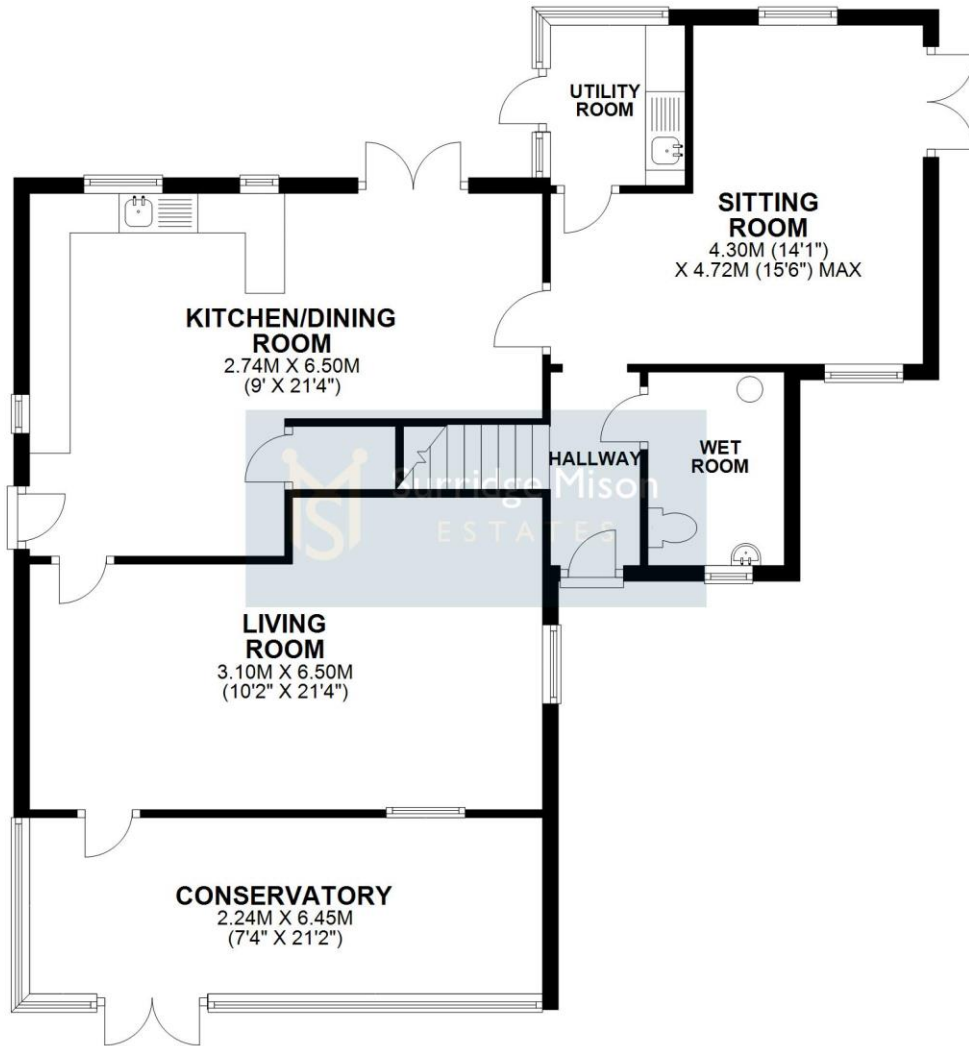
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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.

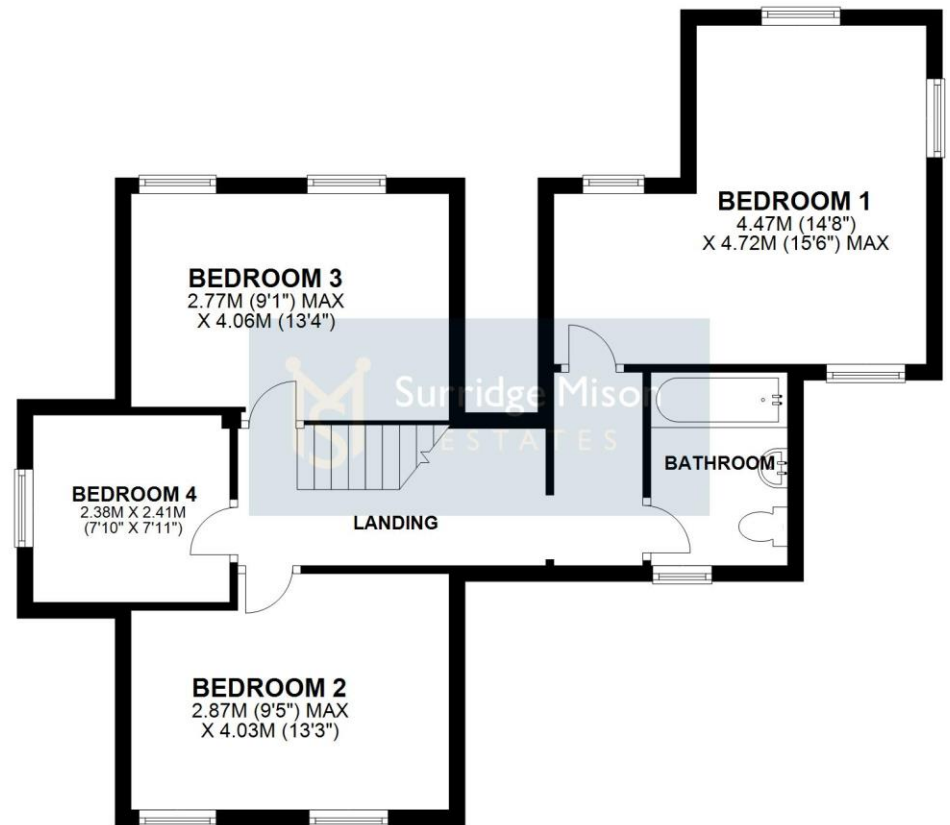
### GROUND FLOOR

APPROX. 93.1 SQ. METRES (1002.1 SQ. FEET)



### FIRST FLOOR

APPROX. 60.4 SQ. METRES (649.8 SQ. FEET)



TOTAL AREA: APPROX. 153.5 SQ. METRES (1651.9 SQ. FEET)

Floor plan for guidance only.  
Plan produced using PlanUp.

