



A charming and spacious Victorian two bedroom, two reception room semi-detached house backing onto countryside in the village of Westham, Pevensey. This pretty bay front home has many pleasing features such as high ceilings, period fireplaces and a delightful garden with a sunny aspect. The property does include double glazing and gas fired central heating system but would benefit from some further cosmetic updates to really finish it off. Located within walking distance of a regular train service, a popular local school and beautiful countryside. Westham offers a castle, a pub, a post office, a historic church and a fish and chip shop.

Price £325,000
Tenure Freehold



69 Rattle Road, Westham, Pevensey, East Sussex, BN24 5DG



Storm Porch
Entrance Hall

Casement door to front. Stripped wooden flooring. Radiator. Dado rail. Stairs leading to first floor.

Sitting Room - 4.5m x 3.53m (14'9" x 11'7")

Triple glazed bay window to front. Carpeted. Radiator. Picture rail.

Dining Room - 4.78m x 3.61m (15'8" x 11'10")

Fireplace with fitted wood stove. Stripped wooden flooring. Stained glass feature window to kitchen. Built in understairs cupboard. Radiator.

Kitchen - 3.71m x 2.41m (12'2" x 7'11")

Double aspect room with double glazed window to rear and double glazed window to side, with stable door leading to conservatory. Laminate flooring and partially tiled walls. Radiator. Fully fitted with a range of wall and base units with space and plumbing for washing machine, dishwasher and fridge/freezer. Built in eye level double electric oven. Light oak effect work surfaces with inset 4 burner gas hob and stainless steel sink and drainer unit with mixer tap.

Conservatory - 3.81m x 2.24m (12'6" x 7'4")

UPVc windows with polycarbonate roof. Double glazed door leading to rear garden. Tiled flooring. Radiator.

First Floor Landing

Loft access. Stripped wooden flooring.

Bedroom One - 4.72m x 3.61m (15'6" x 11'10")

Two double glazed windows to front. Built in wardrobes. Two radiators. Carpeted. Feature fireplace.

Bedroom Two - 3.78m x 2.13m (12'5" x 7'0")

Double glazed window to rear. Built in wardrobes. Radiator. Laminate flooring.

Bathroom - 2.77m x 2.11m (9'1" x 6'11")

Double glazed window to rear. Laminate flooring. Feature fireplace. Built in storage cupboard. White suite comprising of bath with mixer taps and tiled surround with electric shower over and fitted glass screen, wash hand basin and W.C.

Front Garden

Paving and side access to lean-to shed.

Rear Garden

Mainly laid to lawn with brick patio. Walled surround with flower beds. Shed. Outbuilding with WC.

Please contact Surridge Mison Estates for viewing arrangements or for further information.

Council Tax

Band C with Wealden District Council.

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

ENERGY RATING TBC

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>

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.



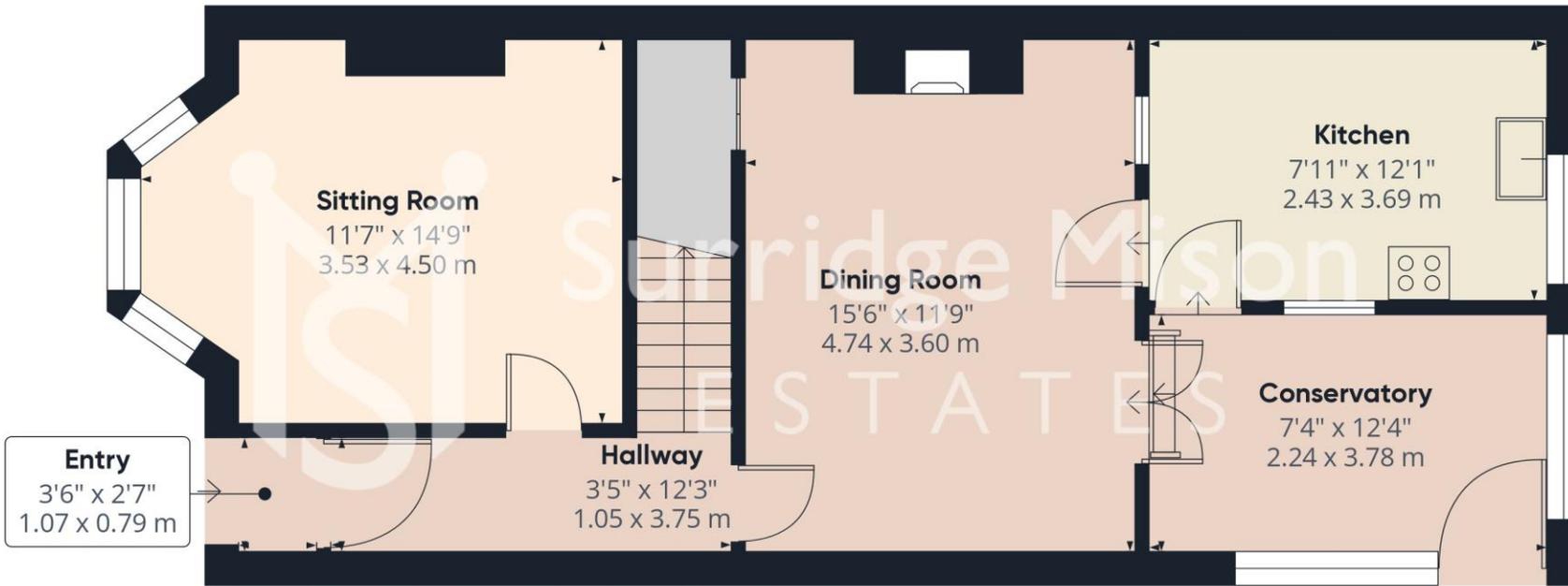
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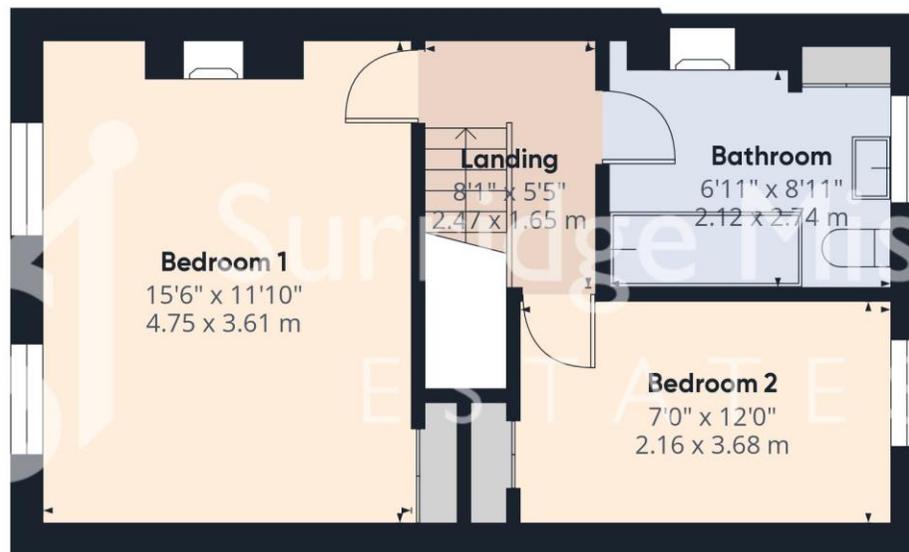


Floor 0

Approximate total area⁽¹⁾

975.64 ft²

90.64 m²



Floor 1

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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 Surridge Mison
ESTATES

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