



Flexible living in a quiet Hamlet setting! This home presents in extremely good order throughout and measures over 3100 sqft sitting on a plot providing ample space for indoor and outdoor living whilst boasting outbuildings and separation of the living accommodation for annex living on one level if required. The position of the home within the sought after hamlet of Hankham is one of privacy and tranquility and really allows for semi-rural living.

The original age of the home is Victorian, and the character and features are in abundance. With the space and accommodation hidden behind entrance gates, and connected by the loveliest courtyard and Orangery, the flexibility of the internal living space is what gives this home one of its many unique features. Imagine enjoying the sunny bright courtyard setting and having the additional extensive garden space for further entertainment and enjoyment, with the ability for two sets of self contained accommodation to enjoy their own areas on the same plot. Could this be for family members, could it be for an additional income, could this be a 'work from home' option, the opportunities are extensive.

The main part of the property offers light and spacious accommodation from the internal courtyard and is arranged over two floors. The ground floor being designed for two reception areas, a lovely cosy dining room with fireplace and wood burner adjacent to the kitchen, and a further double aspect living room measuring an impressive 35ft in length with another lovely feature fireplace with fitted wood burner and vaulted ceiling with Velux windows and opening to the Oak framed Orangery with its bi-fold doors to both sides. The kitchen is a well equipped space with fitted Gas Rayburn and connecting to the courtyard entrance which also leads to a ground floor cloakroom.

On the first floor are two great sized double bedrooms, both having built in wardrobes and additional storage on the landing, plus a modern bathroom. The single story annex is connected to the main part of the home by the Orangery which gives the outlook to the courtyards and the additional garden. This can be completely self contained as it has its own access door and the accommodation leads through with a modern shower room, good sized double bedroom and then two additional rooms which provide a sitting room and a comfortable and cosy snug with galleried feature. This room also connects to the rear courtyard and through to the garden beyond with access also for the old stable, perfect for storage or further conversion, subject to permissions.

The grounds contain a number of further out buildings, to include formal garaging to the front of the property, a brick bicycle storage shed and then an impressive two storey workshop which was the old granary with power and light with space above which could provide further use or development if required. There is also an additional workshop. The garden to the rear is the West facing side of the plot and is fully enclosed with the garden being served by a glass Victorian glasshouse with irrigation system.

Hankham Hall Road leads from Westham through Hankham with cottages, open farmland and individually built homes. It is a quiet and sought after location being situated on the edge of Pevensey levels just a little further North than the larger villages of Westham and Stone Cross. It has a Primary level school at the far end of the village and allows for easy access to the other areas mentioned which have in turn at Westham a suitable and convenient train station, and Stone Cross which offers an additional choice of local amenities to include Doctors, Dentist and shops.

£750,000

Tenure Freehold | Council Tax Band- D



The Shanty, Hankham Hall Road, Westham, Pevensey, BN24 5AG

Surridge Mison
ESTATES

Covered Driveway- Covered driveway approached via timber gates, and leading to the central courtyard, part of which has inset spotlights.

Entrance- Glazed door to front. Tiled flooring. Radiator.

Cloakroom- Tiled flooring. Extractor fan. Wash hand basin with tiled splashback and W.C.

Dining Room - 4.75m x 3.4m (15'7" x 11'2")- Triple aspect room with double glazed windows to front and both sides. Brick fireplace with matching hearth and timber surround, with fitted wood burner. Wooden flooring. Radiator.

Kitchen - 3.84m x 3.23m (12'7" x 10'7")- Two double glazed windows to side. Partially tiled walls and tiled flooring, plus part exposed flint wall. Inset spotlights. Fully fitted with a range of country style wall and base units with built in double electric oven. Brick recess with brick hearth and fitted gas-fired Rayburn. Island unit. Granite work surfaces with inset four burner gas hob and Belfast style sink and drainer unit.

Living Room - 10.82m x 3.56m (35'6" x 11'8")- Double aspect room with double glazed window to side, and French doors leading to rear garden and to Orangery. Vaulted ceiling with two Velux windows. Open fireplace with brick hearth and fitted wood burner. Wooden flooring. One radiator and two contemporary style radiators. Wall lights and inset spotlights. Stairs leading to first floor.

Orangery - 4.04m x 3.68m (13'3" x 12'1")- Bi-folding doors to front courtyard and to rear garden, with French doors from lounge and to annex. Solid roof with two glass ceiling lanterns. Cobbled stone flooring. Electric heater. Inset spotlights.

First Floor Landing- Double glazed window to side. Airing cupboard plus built in storage cupboard. Inset spotlights. Radiator.

Bedroom One - 4.29m x 3.38m (14'1" x 11'1")- Double aspect room with double glazed window to side and two double glazed windows to front. Two sets of built in wardrobes. Carpeted. Radiator. Loft access. Inset spotlights.

Bedroom Two - 3.48m x 2.9m (11'5" x 9'6")- Double aspect room with double glazed windows to rear and side. Built in wardrobes with mirror fronted doors. Carpeted. Radiator. Wall lights and inset spotlights.

Bathroom- Double glazed window to side. Fully tiled walls and tiled flooring. Inset spotlights. Chrome towel rail. Extractor fan. Modern suite comprising of bath with mixer taps and shower over with fitted glass screen, wash hand basin set within vanity unit and W.C.

Annex Sitting Room - 4.04m x 3.61m (13'3" x 11'10")- French doors to conservatory, with double glazed window to front and Velux window. Wooden flooring. Radiator.

Annex Study - 3.78m x 3.71m (12'5" x 12'2")- French doors leading to rear garden and double glazed window to rear, plus two Velux windows. Wooden flooring. Inset spotlights. Vaulted ceiling with a mezzanine lofted gallery area. Built-in bookcase, and feature oak-panelled door leading into the stable and hayloft.

Annex Bedroom - 3.86m x 3.68m (12'8" x 12'1")- Double glazed window to front and two Velux windows. Wooden flooring. Radiator. Wall lights.

Annex Shower Room- Wooden door from central courtyard. Double glazed window to front and two Velux windows. Partially tiled walls and tiled flooring. Radiator. Modern suite comprising of walk in shower cubicle, wash hand basin and W.C.

Central Courtyard- Paved with mature flower beds and borders. Access to bin store and brick bicycle shed. Personal door to garage.

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

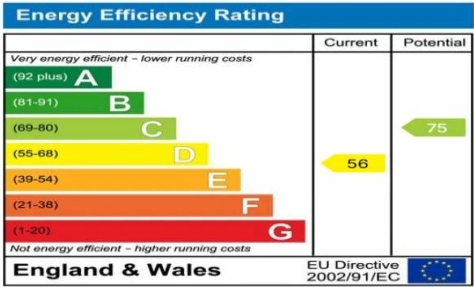
Rear Courtyard- Lawned area with patio and covered decking. Access to numerous outbuildings.

Stable & Tack Room- Door leading to rear garden and Velux window.

Two Storey Outbuilding- Two-storey detached outbuilding with the first floor currently arranged as a storeroom. There is an adjoining workshop which leads via a covered decking area to the stable.

Glass House - 6.86m x 2.54m (22'6" x 8'4")- Extensive glass house with toughened safety glass, a fitted irrigation system, Belfast sink with outside tap and light.

Rear Garden- Victorian orchard garden. Mainly laid to lawn with mature trees and shrubs. Fencing surrounds.



Utilities

This property has the following utilities:

Water Mains

Drainage Remote Septic Tank

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.gov.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 Building 1



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Approximate total area⁽¹⁾

3283 ft²
305.1 m²

Balconies and terraces

692 ft²
64.3 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0 Building 2

