



Spanning over 2000 square feet, is this 1930's unique and characterful detached chalet style home with 5 bedrooms, garage, ample driveway and stunning gardens. The current owners have put their stamp on this home, with extensions which enhance the space of the home and excellent changes made to include solar panels serving electric supply and hot water. The current presentation is classic and well maintained with additions to include solar energy and a garden which provides fruit trees and vegetable growing in abundance. The flexible accommodation on offer comprises of entrance porch opening to the hallway. There is a further covered entrance joining the property to the garage and allowing for the boot room and staircase to the first floor an making the garage integral to the property. The main reception room is bay fronted with a fitted wood burner and the kitchen/dining extension leads out to the rear garden and boasts a lantern bringing in the natural light to an already bright space. The extra room on this level works perfectly as utility space. There are 3 ground floor bedrooms and a study, plus a full bathroom and upstairs are two further good sized bedrooms, and shower room. The remainder of the gardens comprising of laid to lawn at the back, gated side access and an area of ample parking available to the front of the property. Westham village has excellent local amenities to include access to rail links taking you directly to Eastbourne, Hastings, Brighton, Gatwick and London Victoria. The village school serves Primary age children with Secondary level well represented within the area and there is a range of local shops, including a Post Office/general store and coffee shop. Historic buildings and activities such as Pevensey Castle are all within walking distance and Pevensey Bay offers a dog friendly beach within 25 min walk and the castle 5 mins. There are miles of country walks around including the 1066 walk from the Castle and across the stunning Pevensey levels. We are delighted to be able to offer this home to the market and would encourage an early viewing.

Guide Price £550,000

Tenure Freehold | Council Tax Band- E



60 Rattle Road, Pevensey, Westham, BN24 5DJ

Surridge Mison
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Entrance Porch- Double glazed door to front with double glazed windows. Tiled flooring. Glazed door leading to entrance hall.

Entrance Hall- Carpeted. Telephone point. Radiator.

Lounge - 4.8m x 3.96m (15'9" x 13'0")- Double aspect room with double glazed bay window to front and feature stained glass window to side. Wood stove with tiled hearth. Carpeted. Radiator. Coved ceiling. Wall lights.

Bedroom Three - 3.05m x 2.9m (10'0" x 9'6")- Double aspect room with double glazed bay window to front and double glazed window to side. Built in wardrobes. Picture rail. Carpeted. Radiator.

Bedroom Four - 3.07m x 2.41m (10'1" x 7'11")- Double glazed window to side. Radiator. Picture rail. Carpeted.

Study/Bedroom Six - 2.46m x 2.41m (8'1" x 7'11")- Double glazed window to side. Radiator. Picture rail. Carpeted.

Bathroom- Tiled flooring and partially tiled walls. Radiator. Extractor fan. Coved ceiling. Suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin and W.C.

Inner Hall- Carpeted. Radiator.

Bedroom Five - 3.86m x 2.26m (12'8" x 7'5")- Single glazed window to rear with secondary glazing. Wardrobe alcove. Radiator. Coved ceiling. Carpeted.

Cloakroom- Radiator. Wash hand basin with tiled splashback and W.C.

Utility Room - 3.66m x 3.2m (12'0" x 10'6")- Double glazed window to rear. Tiled flooring and partially tiled walls. Coved ceiling. Fitted with a range of wall and base units. Work surfaces with butler style sink.

Kitchen/Dining Room - 5.28m x 3.78m (17'4" x 12'5")- Modern sliding patio doors leading to rear garden. Feature lantern skylight. Tiled flooring and partially tiled walls. Inset spotlights. Fitted with a range of wall and base units, with space for fridge/freezer. Space for electric cooker with stainless steel splashback and cooker hood. Work surfaces with inset stainless steel sink unit.

Inner Hall/Boot Room - 4.06m x 1.75m (13'4" x 5'9")- Double glazed door to front, and double glazed door leading to rear lobby. Personal door to garage. Tiled flooring. Wall mounted Valliant boiler. Hot water tank. Space and plumbing for washing machine and tumble dryer. Stairs leading to first floor.

Rear Porch - 1.88m x 1.4m (6'2" x 4'7")- Double glazed door to rear garden. Tiled flooring. Inset spotlights.

First Floor Landing- Two Velux windows, one to the side and one to the rear. Tiled flooring.

Bedroom Two - 4.32m x 3.63m (14'2" x 11'11")- Double glazed window to front. Wooden flooring. Loft access. Eaves storage. Radiator.

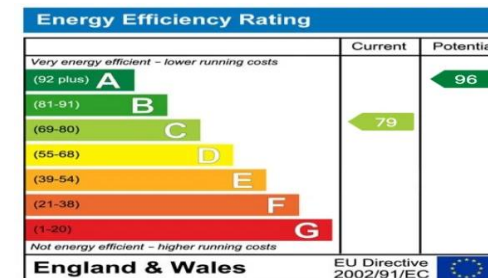
Shower Room- Vinyl flooring and partially tiled walls. Radiator. Extractor fan. Suite comprising of shower cubicle with electric shower, wash hand basin and W.C.

Bedroom One - 5.74m x 4.8m (18'10" x 15'9")- Double aspect room with double glazed window to front and Velux window to rear. Wooden flooring. Radiator. Eaves storage. Kitchen area with partially tiled walls, base units and work surfaces with inset stainless steel sink and drainer unit.

Oversized Garage - 5.54m x 3.66m (18'2" x 12'0")- Oversized garage with up & over door. Power and light.

Driveway & Front Garden- Allowing for ample off road parking. Mainly laid to lawn with patio area and mature shrubs and trees.

Rear Garden- Mainly laid to lawn with patio area. Mature shrubs and trees. Flower beds and borders. Vegetable and fruit plants. Greenhouse. Shed. Fencing surrounds with gated side access. Outdoor lighting.



Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power Yes

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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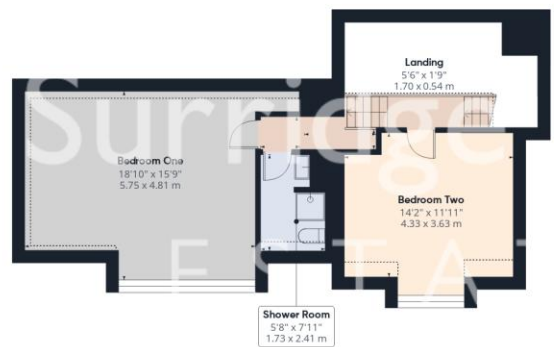
www.surridgemison.com

66 High Street, Westham, Pevensy, BN24 5LP

Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

2097 ft²

194.6 m²

Reduced headroom

47 ft²

4.4 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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