

37 Rattle Road, Westham, Pevensey, East Sussex, BN24 5DG Guide Price £775,000-£795,000



Set in the heart of sought after Westham village, this exceptional detached four bedroom home offers an ideal blend of serenity and convenience. With an impressive 1,483 square feet of thoughtfully designed living space, the property boasts three generously sized double bedrooms and an additional single room, perfect for families or those in need of a home office, plus garaging, gated driveway, and stunning 'park like' South facing gardens.

The property is presented in excellent condition throughout, with such an abundance of character from this individually built home dating back to 1920's and having had only two previous owners. This is a special home with a wonderful feel of quality throughout.

The ground floor boasts a living room with French doors leading to a conservatory which in turn leads to the rear garden, a well equipped kitchen, triple aspect dining room and a bright hallway with cloakroom. Upstairs along with the bedrooms features a galleried landing and a well-appointed bathroom with a separate W.C to comfortably accommodate a bustling household.

The expansive gardens surrounding the home are really such a feature and provide a superb setting for outdoor entertaining, children's play, or simply enjoying the tranquil countryside atmosphere. For added convenience, there is ample parking, including both a garage and a spacious gated driveway.

Residents will appreciate the relaxed pace of village life, with local shops, pubs, and scenic walking paths just a short stroll away. 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.

This outstanding home is the perfect choice for those seeking space, comfort, and village charm. Arrange a viewing today to fully appreciate









Entrance Hall - 4.5m x 2.21m (14'9" x 7'3")- Wooden oak door to front. Half glazed UPVc door to rear. Carpeted. Radiator. Oak staircase leading to first floor.

Cloakroom - 1.45m x 1.02m (4'9" x 3'4")- Double glazed opaque window to rear. Tiled flooring. Wash hand basin and W.C.

Living Room - 5.16m x 3.96m (16'11" x 13'0")- Leaded light window to front with secondary glazing and French doors leading to conservatory. Open fireplace. Carpeted. Radiator and wall lights. Feature Oak beams.

Conservatory - 2.51m x 2.49m (8'3" x 8'2")- Victorian style UPVc conservatory with double glazed windows to rear and side, and French doors leading to rear garden. Carpeted.

Dining Room - 4.24m x 3.35m (13'11" x 11'0")- Triple aspect room with glazed windows with secondary glazing to rear, front and side. Feature fireplace. Carpeted. Radiator. Wall lights. Feature beam.

Kitchen - 3.3m x 2.67m (10'10" x 8'9")- Leaded light glazed window to front with secondary glazing. Oak door to side. Vinyl flooring and fully tiled walls. Radiator. Fully fitted with a range of wall and base units with space for fridge and plumbing for washing machine and dishwasher. Built in eye level double electric oven. Work surfaces with inset 4 burner electric hob with fitted extractor fan and inset stainless steel sink and drainer unit.

Rear Porch - 0.97m x 0.84m (3'2" x 2'9")- Side access. Built in cupboard housing boiler.

First Floor Landing - 3.51m × 2.26m (11'6" x 7'5")- Galleried landing with Oak staircase. Double glazed window to rear. Deep built in cupboard. Loft access. Carpeted.

Bedroom One - 4.27m x 3.43m (14'0" x 11'3")- Double aspect room with glazed windows with secondary glazing to rear and side. Fireplace with tiled hearth and brick surround. Built in wardrobe. Radiator.

Bedroom Two - 4.06m x 2.92m (13'4" x 9'7")- Glazed windows with secondary glazing to front. Fireplace with tiled hearth and brick surround. Radiator.

Bedroom Three - 3.4m x 2.79m (11'2" x 9'2")- Double aspect room with glazed windows with secondary glazing to front and side. Fireplace with brick surround. Built in wardrobe. Radiator.

Bedroom Four - 3m x 1.88m (9'10" x 6'2")- Glazed window with secondary glazing to front. Built in wardrobe. Radiator.

Bathroom - 2.92m x 1.8m (9'7" x 5'11")- Double glazed window to rear. Laminate flooring and partially tiled walls. Deep built in eaves cupboard. Radiator. White suite compromising of bath with mixer taps and shower over with fitted glazed screen and wash hand basin set within vanity unit.

Separate W.C. - 1.5m x 0.86m (4'11" x 2'10") - Double glazed window to rear. Laminate flooring. W.C.

Driveway & Front Garden- Gated shingle driveway providing ample off road parking. Laid to lawn with mature flower beds and borders. Hedging, shrubs and fencing.

Garage - 5.26m x 2.64m (17'3" x 8'8")- Wooden door to front. Personal door to rear.

Rear Garden- Large rear garden extending to approx. 200ft being mainly laid to lawn with paved patio area. Gated side access. Fencing surrounds with mature hedging, trees and shrubs. Flower beds and borders planted with an abundance of shrubs. Vegetable patch area and fruit trees. Greenhouse and wooden shed.

Council Tax Band- F EPC Rating- TBC Tenure- Freehold

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

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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 1

Approximate total area⁽¹⁾

1483 ft² 137.9 m²

Reduced headroom

5 ft² 0.5 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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