



Grantham Cottage, Rattle Road, Westham, Pevensey, East Sussex, BN24 5DP

Guide Price £675,000 to £695,000



Surridge Mison
ESTATES

Grantham Cottage is a large and impressive characterful semi-detached property with four bedrooms with an auxiliary annex situated in the sought after village of Westham, Pevensey. This property has been lovingly maintained and modernised by the current vendors, and it is also positioned within easy reach of the village High Street and mainline train station plus local walks, schools and amenities.

This spacious home has a feeling of light and flexibility throughout, with the flexibility of the space allowing for a 'self-contained' element to the rooms. This could provide independent living for a relative or a home and income situation to be considered. As the home is set up at the moment it presents with an abundance of character and features expected with a property of this age whilst combining with modern updates to include the refitted kitchen, modern bathroom suites, decor throughout plus outdoor improvements.

The accommodation on offer is extremely spacious and comprises of a bright entrance hall, with a handy built in utility cupboard and ground floor cloakroom. The double aspect kitchen has been beautifully re-fitted with a range of shaker style units, and boasting integral appliances. The two reception rooms communicate with each other with the lounge being bay fronted and having the feature fireplace, together with a lovely bright and high ceiling-ed dining room with French doors to the garden and a staircase leading to the first floor. There is also a ground floor bedroom, with boasts an en-suite shower room, and provides that versatile accommodation in the main house.

On the first floor are a further three double bedrooms. The main bedroom has built in wardrobes plus an en-suite shower room. There is also a large family bathroom with bath and a separate walk-in shower.

The annex (detached from the main house) has its own private access via two sets of French doors, and provides a light airy space. There is a kitchenette and shower room.

Outside, the gardens are level and there is a sense of separation, with a sunny rear garden and a garden to the side of the annex. To the front of the property is a double garage, plus a block paved driveway.

Westham village is situated within the stunning scenery of Pevensey Levels and has local amenities together with the access to rail links taking you directly to Hastings, Brighton, Gatwick and London Victoria. The village school serves Primary age children with Secondary level well represented within the area. Historic buildings and activities such as Pevensey Castle are all within walking distance and Pevensey Bay offers the beach within easy reach with its water sports and activities. The dog friendly beach is a 25 min walk and the castle 5 mins. Miles of country walks around including the 1066 walk from the Castle. If you are looking for a spacious home with flexible living and easy access to village amenities this home may be for you.





Entrance Hall - 4.62m x 0.97m (15'2" x 3'2") Wooden door to front. Velux window. Laminate flooring. Inset spotlights. Two radiators. Built in utility cupboard with space and plumbing for washing machine.

Cloakroom WC - 1.52m x 0.97m (5'0" x 3'2") Double glazed opaque window to side. Laminate flooring. Inset spotlights. Chrome towel rail. W.C with concealed cistern and tiled surround, and wash hand basin set within vanity unit.

Ground Floor Bedroom Four - 3.1m x 2.64m (10'2" x 8'8") Double glazed window & door to rear. Radiator. Door leading to en-suite shower room.

En-Suite Shower Room - 1.57m x 1.52m (5'2" x 5'0") Double glazed opaque window to rear. White suite comprising of shower cubicle with electric shower, wash hand basin and W.C.

Kitchen - 3.35m x 3.23m (11'0" x 10'7") Double aspect room with double glazed windows to side and two to front. Tiled flooring. Inset spotlights. Fully fitted with a range of shaker style wall and base units, housing integral fridge/freezer and dishwasher. Built in eye level Neff electric oven. Quartz work surfaces with inset stainless steel sink and drainer unit, and 4 burner Induction hob with fitted stainless steel cooker hood.

Dining Room - 4.04m x 4.01m (13'3" x 13'2") French doors leading to rear garden. Laminate flooring. Radiator. Coved ceiling. Stairs leading to first floor.

Lounge - 3.89m x 3.58m (12'9" x 11'9") Double glazed bay window to front with fitted shutters. Feature fireplace with tiled hearth. Two radiators. Coved ceiling. Carpeted.

First Floor Landing - 2.01m x 0.89m (6'7" x 2'11") Loft access. Carpeted.

Master Bedroom - 4.01m x 3.1m (13'2" x 10'2") Double glazed window to rear. Built in wardrobes. Coved ceiling. Radiator. Carpeted. Door leading to en-suite shower room.

En-Suite Shower Room - 3.33m x 1.12m (10'11" x 3'8") Double glazed opaque window to rear. Airing cupboard. Laminate flooring and fully tiled walls. Inset spotlights. Towel rail. White suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C with concealed cistern.

Bedroom Two - 3.86m x 3.58m (12'8" x 11'9") Two double glazed windows to front. Feature fireplace. Coved ceiling. Radiator. Carpeted.

Bedroom Three - 3.28m x 3.2m (10'9" x 10'6") Two double glazed windows to front. Radiator. Carpeted.

Family Bathroom - 3.15m x 2.59m (10'4" x 8'6") Double glazed opaque window to side. Built in cupboard housing Glow Worm boiler. Laminate flooring and fully tiled walls. Inset spotlights. Towel rail. White suite comprising of bath with mixer taps and handheld shower attachment, walk in shower cubicle, wash hand basin set within vanity unit and W.C with concealed cistern.

Auxiliary Annex - 8.61m x 3.48m (28'3" x 11'5") Triple aspect room, with French doors to front and rear, and double glazed windows to front, rear and side. Feature skylight. Tiled flooring. Inset spotlights. Two electric radiators. Kitchen area- Fitted with a range of wall and base units, with space and plumbing for fridge/freezer and washing machine. Work surfaces with inset stainless steel sink and drainer unit.

Annex Shower Room - 1.52m x 1.52m (5'0" x 5'0") Fully tiled walls and tiled flooring. Inset spotlights. Extractor fan. Towel rail. Modern suite comprising of shower cubicle with electric shower, wash hand basin set within vanity unit and W.C with concealed cistern.

Rear Garden Mainly laid to lawn with patio area. Fencing surrounds. Mature shrubs. **Side Garden** Mainly laid to lawn. Fencing surrounds. Shrubs. **Double Garage** Double garage with electric doors to front. Power and light. **Driveway** Block paved driveway providing ample off road parking.



Council Tax Band- D EPC Rating- Main House- C
The Studio Annex- D 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.

