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PROTECTED

PRS Property
Redress
Scheme



 Surridge Mison

72 Rattle Road, Westham, Pevensey, BN24 5DJ

Guide Price £550,000-£575,000



Surridge Mison
ESTATES

This detached home with double garage has been owned from new by the current owners where they have thoroughly enjoyed their time living and configuring the home to their own taste and needs. The maturity of the surroundings will allow a tranquil style of living with nature on your doorstep and a commitment to keep up with the care of the small birds who join in the enjoyment of the gardens.

The current configuration of the home differs from the original build therefore if the need is with a new owner to re-instate the two original bedrooms that is perfectly possible to do. Updates and additions include, two Victorian style UPVc conservatories, the addition of an extension to the side to provide a hobby room with power and light.

The remaining accommodation comprises of entrance hallway leading to the two spacious reception rooms. In addition there is a useful study, and the downstairs cloakroom. The kitchen has been updated to provide a spacious working area overlooking the rear garden and utilities have been moved to the integral double garage. Leading from the kitchen is one of the conservatory's with the second one leading from the lounge and both provide a lovely view of the gardens.

On the first floor the configuration is now that there are two formal bedrooms. One has a full dressing room and en suite shower room, with the second bedroom having built in wardrobes and a further en-suite shower room.

The gardens are arranged to the front and rear with separate areas to enjoy including a fish pond, a long driveway leading to the double garage and carport and providing ample off road parking.

Viewing is essential to be able to fully appreciate the position and space on offer with this home





Entrance Hall - 3.68m x 1.8m (12'1" x 5'11")-Double glazed door to front. Carpeted. Radiator. Stairs leading to first floor with fitted stairlift.

Dining Room - 3.68m x 2.74m (12'1" x 9'0")-Double glazed window to front. Radiator. Coved ceiling. Carpeted.

Lounge - 4.93m x 3.43m (16'2" x 11'3")-Double glazed window to rear and patio doors leading to conservatory. Feature fireplace with tiled hearth. Coved ceiling. Radiator. Carpeted.

Conservatory - 4.34m x 2.77m (14'3" x 9'1")-Victorian style conservatory with French doors leading to rear garden. Vinyl flooring. Radiator.

Study - 3.02m x 1.78m (9'11" x 5'10")-Double glazed window to front. Carpeted. Radiator.

Cloakroom - 1.47m x 0.94m (4'10" x 3'1")-Carpeted. Radiator. Wash hand basin and W.C.

Kitchen/Breakfast Room - 5.31m x 3.43m (17'5" x 11'3")-Two double glazed windows to rear. Personal door to garage. Carpeted. Radiator. Inset spotlights. Loft access. Fitted with a range of wall and base units with space for fridge/freezer, and built in eye level triple electric oven. Granite work surfaces with inset 5 burner gas hob with fitted extractor fan and sink and drainer unit.

Conservatory - 3.89m x 3.07m (12'9" x 10'1")-Victorian style conservatory with double glazed door leading to rear garden. Inset spotlights. Carpeted.

First Floor Landing - 2.79m x 0.86m (9'2" x 2'10")-Carpeted. Loft access. Coved ceiling. Inset spotlights.

Bedroom One - 4.39m x 3.02m (14'5" x 9'11")-Double glazed window to front. Built in wardrobes. Radiator. Carpeted. Coved ceiling. Inset spotlights.

Dressing Room - 2.13m x 1.88m (7'0" x 6'2")-Double glazed window to rear. Built in wardrobes. Carpeted. Coved ceiling. Inset spotlight. Radiator. Door leading to en-suite shower room.

En-Suite Shower Room - 4.32m x 1.88m (14'2" x 6'2")-Two double glazed windows to rear. Carpeted. Built in airing cupboard. Inset spotlights. Coved ceiling. Radiator. Chrome towel rail. Suite comprising of shower cubicle with tiled enclosure, wash hand basin, bidet & W.C.

Bedroom Two - 4.34m x 2.74m (14'3" x 9'0")-Double glazed window to front. Built in wardrobes. Carpeted. Radiator. Door leading to en-suite bathroom.

En-Suite Bathroom - 2.06m x 1.75m (6'9" x 5'9")-Double glazed opaque window to front. Carpeted & fully tiled walls. Inset spotlights. Coved ceiling. Chrome towel rail. Suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin & W.C.

Double Garage - 4.75m x 2.95m (15'7" x 9'8")-Double garage with electric up & over doors to front. Utility area with wall & base units with space for washing machine, tumble dryer and fridge/freezer, and work surfaces with inset ceramic sink unit. Power and light. Radiator.

Garden Room - 4.5m x 3.28m (14'9" x 10'9")-Double glazed door to front and window to side. Power and light.

Rear Garden-Wraps around to the side, being paved with mature trees and shrubs. Pond. Fencing surrounds with gated side access.

Driveway & Carport-Long gated driveway providing ample off road parking, plus car port area. Trees and hedging.



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:

To check mobile phone coverage, visit Ofcom:

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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 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m

1820 ft²
169.1 m²

Reduced headroom
7 ft²
0.7 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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