



Alvanley, 13 Pevensey Park Road, Westham, Pevensey, BN24 5HW

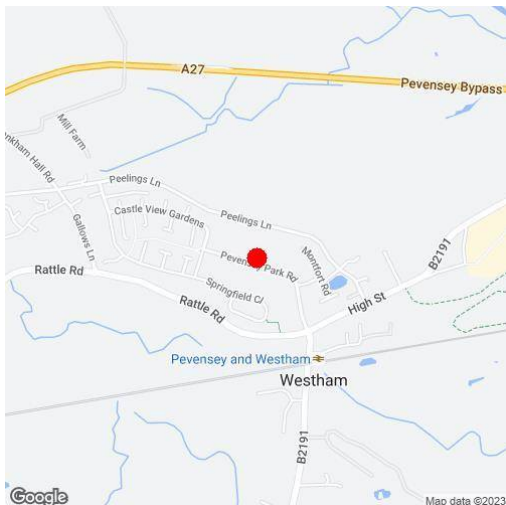
Price £525,000 | Freehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A truly outstanding and immaculately presented four bedroom chalet bungalow set within delightful secluded southerly facing cottage-style gardens enjoying a convenient location within 300 yards of Westham village centre and railway station. Alvanley presents a most attractive appearance and provides versatile accommodation principally arranged on the ground floor with a bedroom and shower room on the first floor. The ground floor comprises a cosy sitting room with open fireplace together with a superb 17' x 10' kitchen/dining room with picture windows affording a glorious outlook over the charming gardens. The kitchen area is fitted with a comprehensive range of modern wall and base units beneath solid wood work surfaces together with an integrated Neff dishwasher and Bosch microwave with space for a range-style cooker. The adjacent utility room provides access to the garage and has ample space for other appliances. There are three ground floor bedrooms served by a luxuriously appointed bathroom with both a bath and shower cubicle. The gardens are an important feature and have been designed to be a haven for wildlife with an abundance of seasonal wild flowers. The village school serves Primary age children with Secondary level well represented within the area. The historic Pevensey Castle is within a half mile and the beach at Pevensey Bay is a little further.





At a Glance:

- Beautifully appointed throughout
- Superb fitted kitchen/dining room affording a delightful garden aspect
- Four bedrooms
- Two modern bath/shower rooms
- Charming cottage garden
- Garage and additional off-road parking
- Gas central heating
- Sealed unit double glazing

Accommodation:

HALL

SITTING ROOM

13'9" (4.19m) x 12'0" (3.66m)

KITCHEN/DINING ROOM

17'8" (5.38m) x 10'0" (3.05m)

UTILITY ROOM

11'0" (3.35m) x 7'0" (2.13m)

BEDROOM 1

10'9" (3.28m) x 10'6" (3.2m)

BEDROOM 2

11'0" (3.35m) x 7'8" (2.34m)

BEDROOM 3

11'2" (3.4m) x 9'10" (3m)

BATHROOM/WC

FIRST FLOOR

MASTER BEDROOM

15'2" (4.62m) x 14'0" (4.27m) Max

SHOWER ROOM/WC

OUTSIDE:

ATTRACTIVE GARDENS

GARAGE

COUNCIL TAX:

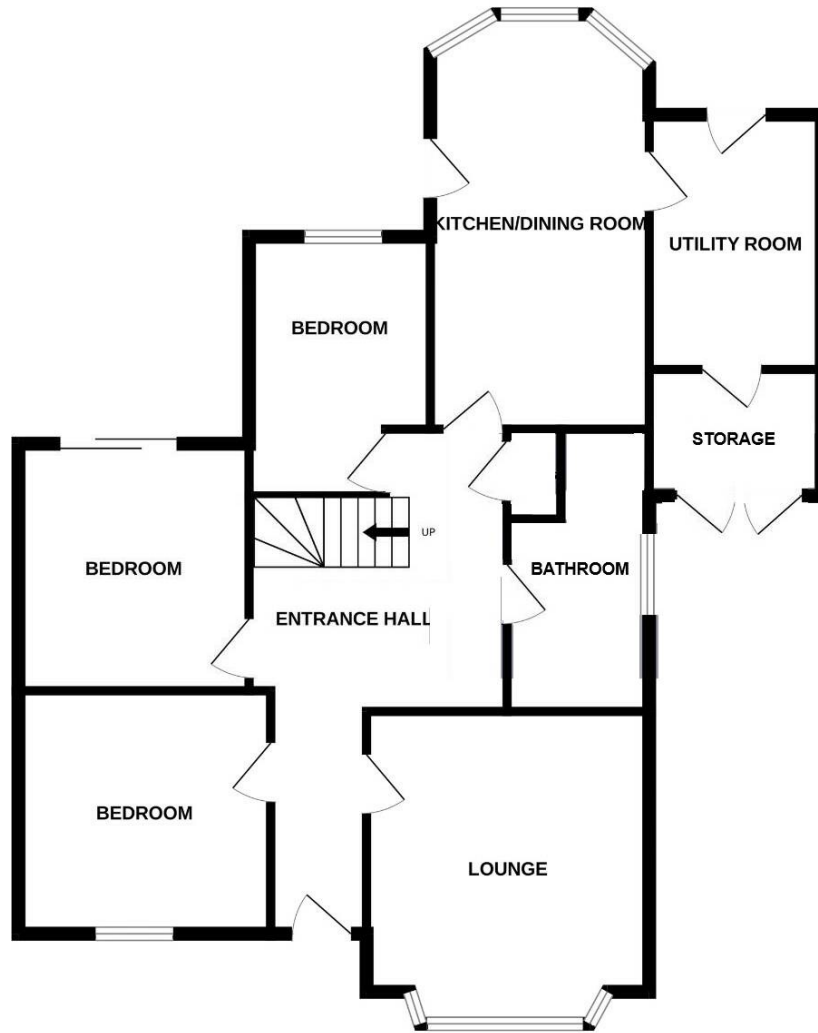
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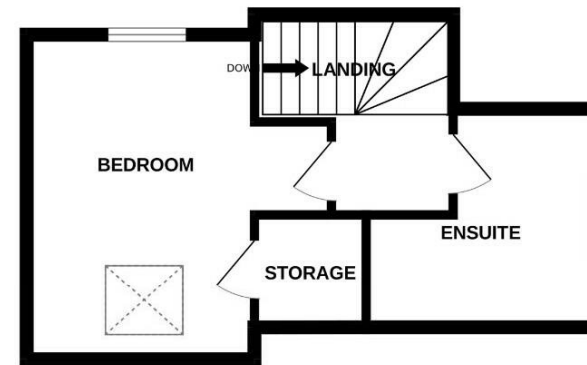
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GROUND FLOOR



1ST FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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