



75 Rattle Road, Westham, Pevensey, BN24 5DH

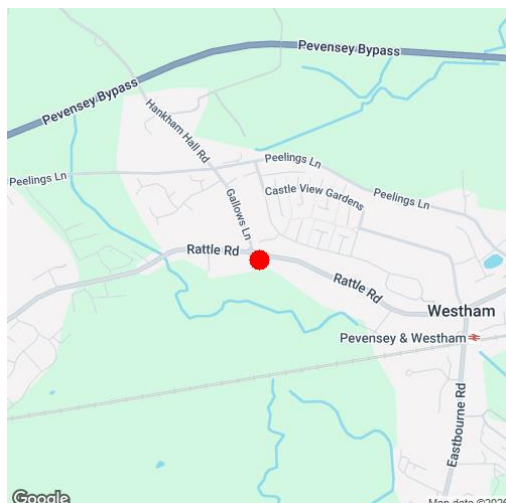
Price £475,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well proportioned three bedroom detached house backing directly onto open fields and enjoying magnificent panoramic southerly countryside views. The accommodation comprises two communicating reception rooms with patio doors from the dining room opening onto the delightful southerly facing rear garden. The 16' x 9' kitchen/breakfast room has been refitted in recent years with a comprehensive range of wall and base units beneath contoured working surfaces together with a breakfast bar and an integrated Neff double oven and gas hob. The three first floor bedrooms are served by a shower room/wc whilst there is a cloakroom/wc on the ground floor. The rear garden is a most attractive feature, enjoying considerable privacy and fine southerly views over the adjacent countryside. There is a garage and off-road parking to the front of the property. Other benefits include gas central heating and sealed unit double glazing. Located in Westham a small village between Stone Cross and Pevensy, the house enjoys a pleasant non-estate location, with local amenities including a train station within a half mile.





At a Glance:

- Wonderful countryside views
- Delightful southerly rear garden backing onto open fields enjoying considerable privacy
- Three bedrooms
- Two reception rooms
- Re-fitted 16' x 9' kitchen/breakfast room
- Garage and off-road parking space
- Gas central heating
- Sealed unit double glazing

Accommodation:

HALL

CLOAKROOM / WC

SITTING ROOM

15'0" (4.57m) x 10'6" (3.2m)

DINING ROOM

10'6" (3.2m) x 7'10" (2.39m)

KITCHEN / BREAKFAST ROOM

16'6" (5.03m) x 9'6" (2.9m)

LANDING

BEDROOM 1

13'0" (3.96m) x 10'6" (3.2m) plus depth of fitted wardrobes

BEDROOM 2

9'6" (2.9m) x 8'6" (2.59m)

BEDROOM 3

10'6" (3.2m) x 8'0" (2.44m)

SHOWER ROOM / WC

OUTSIDE:

GARDENS FRONT AND REAR

GARAGE

and off-road parking space

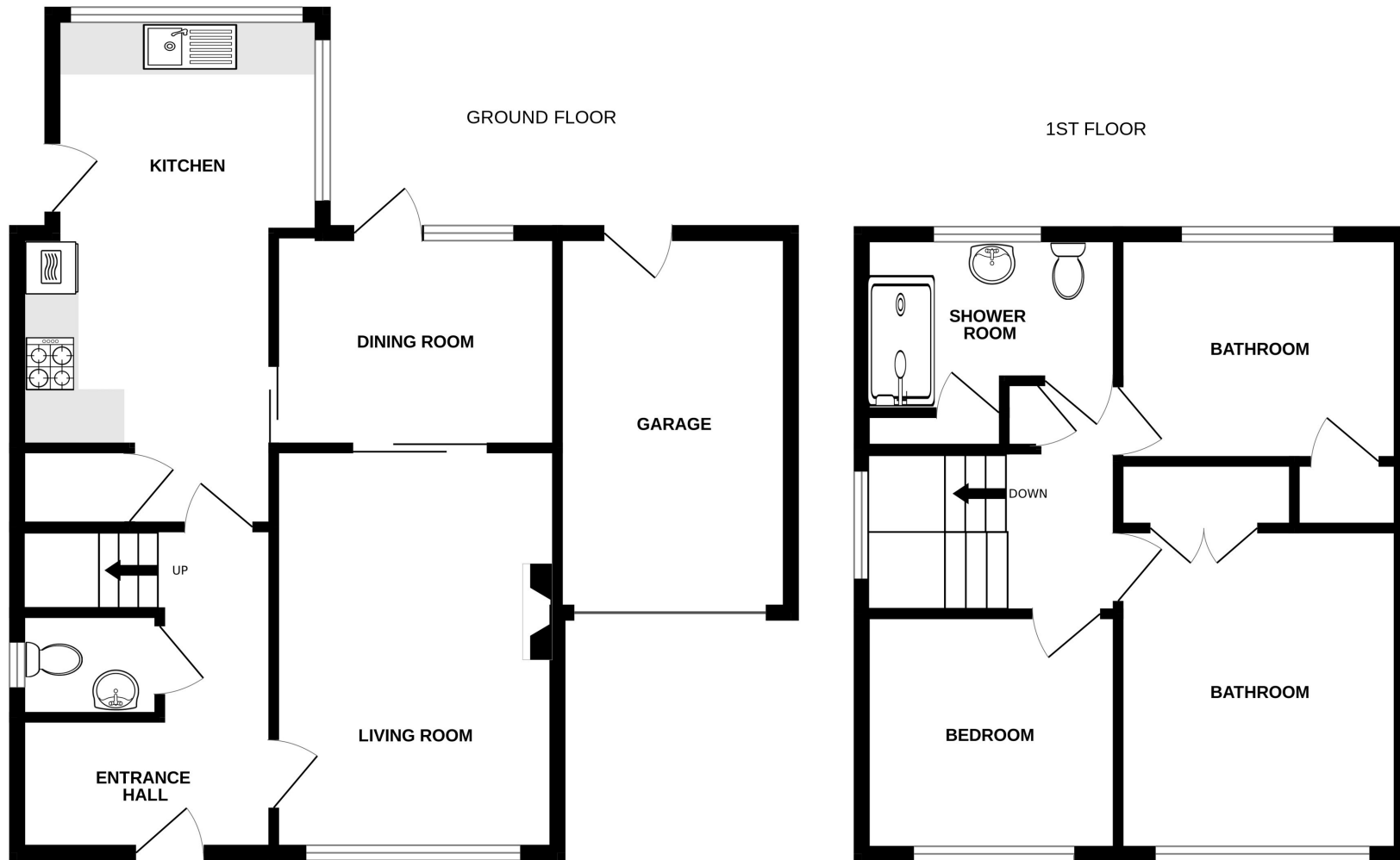
EPC:

'D'

COUNCIL TAX:

Band 'D'





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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