



Wydene, Peelings Lane, Westham, Pevensey, BN24 5HG

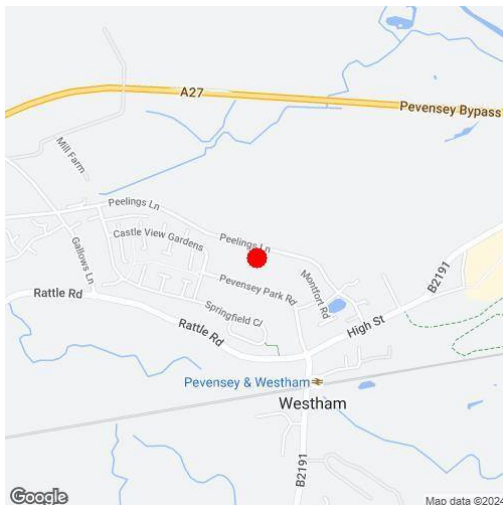
Price £625,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An outstanding three bedroom detached house located on a quiet lane in a semi-rural position in the historic village of Westham, although secluded the property is within close proximity to Westham village high street, train station and boasts countryside views and large gardens. This delightful property has many features and benefits and enjoys accommodation comprising entrance hall, sitting room, kitchen with a range of floor and base units, breakfast bar opening into the large conservatory/family room overlooking the rear garden. There is a ground floor bathroom, ground floor bedroom and there are two further bedrooms to the first floor. The property is set well back from the road and has a large garden to the front mainly laid to lawn with shrubs, plants and a large drive providing off road parking for several vehicles leading to a detached pitched roof garage. A particular feature of this wonderful property is the secluded and well stocked rear garden with fish pond, summer house, greenhouse, spacious lawned area, patio and a variety of well established plants, shrubs and trees. Further benefits include double glazing and gas central heating.





At a Glance:

- Three bedroom detached house
- Historic Westham village location
- Sitting room
- Large conservatory/family room
- Modern kitchen
- Large driveway and detached garage
- Modern ground floor bathroom
- Secluded well established gardens
- Countryside views
- Double glazing and gas central heating

Accommodation:

KITCHEN

10'4" (3.15m) x 6'8" (2.03m)

SITTING ROOM

13'3" (4.04m) x 10'2" (3.1m)

DINING ROOM

12'6" (3.81m) x 10'7" (3.23m)

CONSERVATORY

19'4" (5.89m) x 14'8" (4.47m)

DOWNSTAIRS BEDROOM 2

12'4" (3.76m) x 9'3" (2.82m)

BATHROOM

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1

14'7" (4.45m) x 10'0" (3.05m)

BEDROOM 3

11'5" (3.48m) x 9'5" (2.87m)

OUTSIDE:

FRONT & REAR GARDENS

DRIVEWAY PARKING FOR SEVERAL VEHICLES

GARAGE

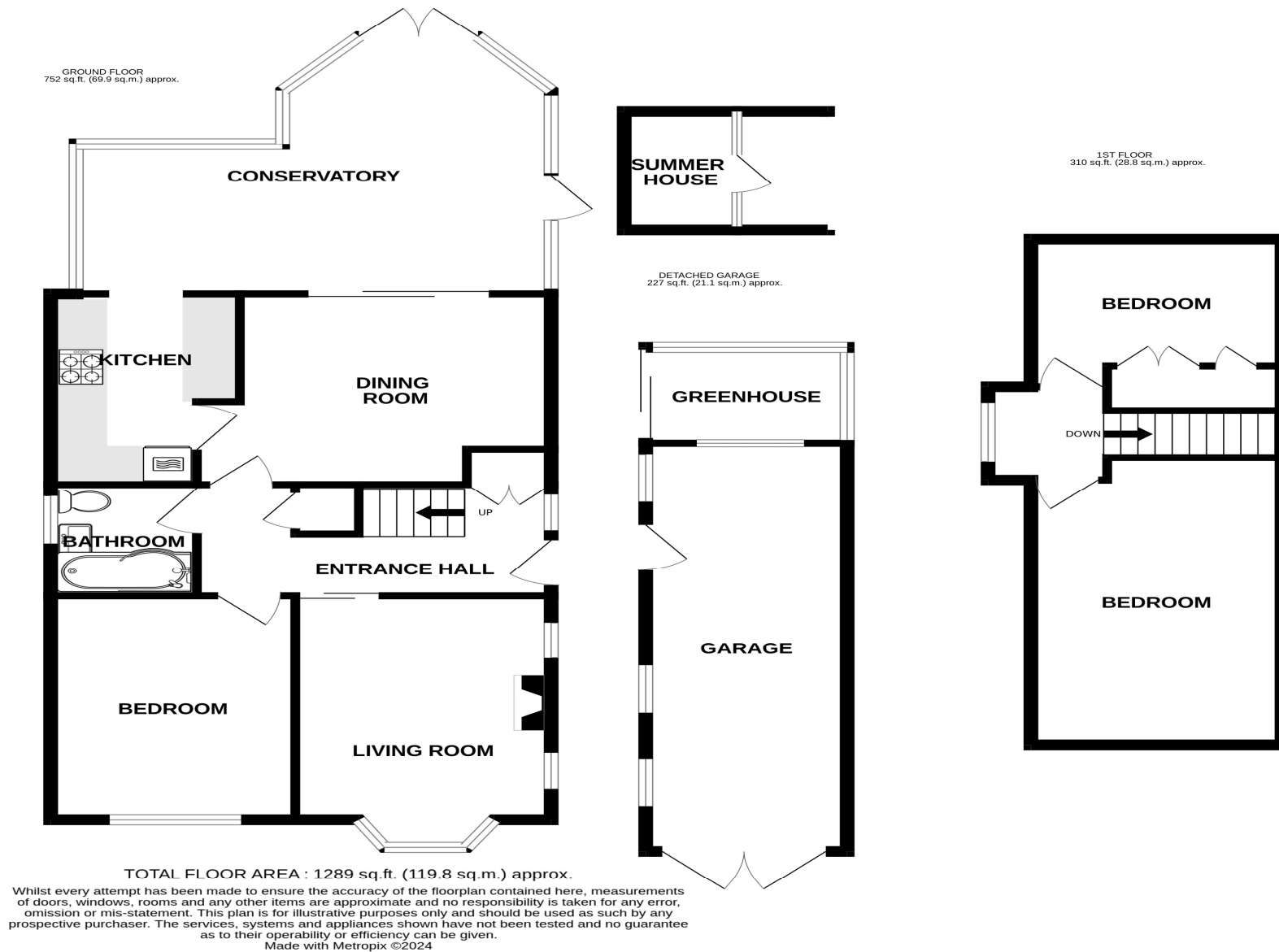
COUNCIL TAX:

Band "E"

EPC:

"D"





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.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk