



44 Rattle Road, Westham, Pevensey, BN24 5DQ

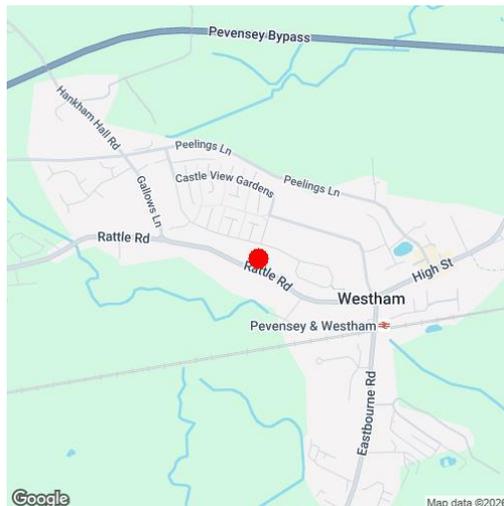
Price £399,000 | Freehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
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An extended and beautifully presented three bedroom semi-detached house located in the popular Westham area of Pevensey located close to the picturesque Westham Village and the historic Pevensey Castle. This delightful property has been stylishly and sympathetically extended and renovated to create a lovely living space on the ground floor comprising a bright entrance with velux skylights which incorporates a dining and seating area which opens to both the sitting room which boasts a wood burner and also a stunning fitted kitchen with a variety of integral appliances, an abundance of storage cupboards, drawers and areas of work surface. There is a useful rear porch and also a ground floor WC. Stairs rise to a first floor landing where there are three good size bedrooms, the main bedroom enjoys the benefit of a dressing room and there is also a well appointed modern shower room/wc on the first floor. The property has private gardens to both the front and rear and there is a residents car park located to the rear and although not allocated, there are two parking spaces that the current vendor has used for many years. Additional benefits include double glazing and gas central heating.





### At a Glance:

- Beautifully presented extended semi detached house
- Popular Westham location close to Pevensey Castle and Westham village
- Great open plan living space
- Stunning fitted kitchen
- Sitting room with wood burner
- Modern shower room/wc
- Ground floor wc
- Gardens to front and rear
- Double glazed
- Gas central heating

### Accommodation:

#### FRONT ENTRANCE

#### SITTING ROOM

25'5" (7.75m) x 11'8" (3.56m)

#### DINING AREA

24'3" (7.39m) x 11'0" (3.35m)

#### KITCHEN

24'6" (7.47m) x 13'2" (4.01m) Max

#### DOWNSTAIRS WC

#### REAR PORCH

6'4" (1.93m) x 4'8" (1.42m)

#### FIRST FLOOR LANDING

#### BEDROOM ONE

16'5" (5m) x 10'0" (3.05m)

#### DRESSING ROOM

6'8" (2.03m) x 6'5" (1.96m)

#### BEDROOM TWO

11'9" (3.58m) x 8'11" (2.72m)

#### BEDROOM THREE

8'9" (2.67m) x 8'7" (2.62m)

#### SHOWER ROOM/WC

#### FRONT AND REAR

#### GARDENS

#### EPC

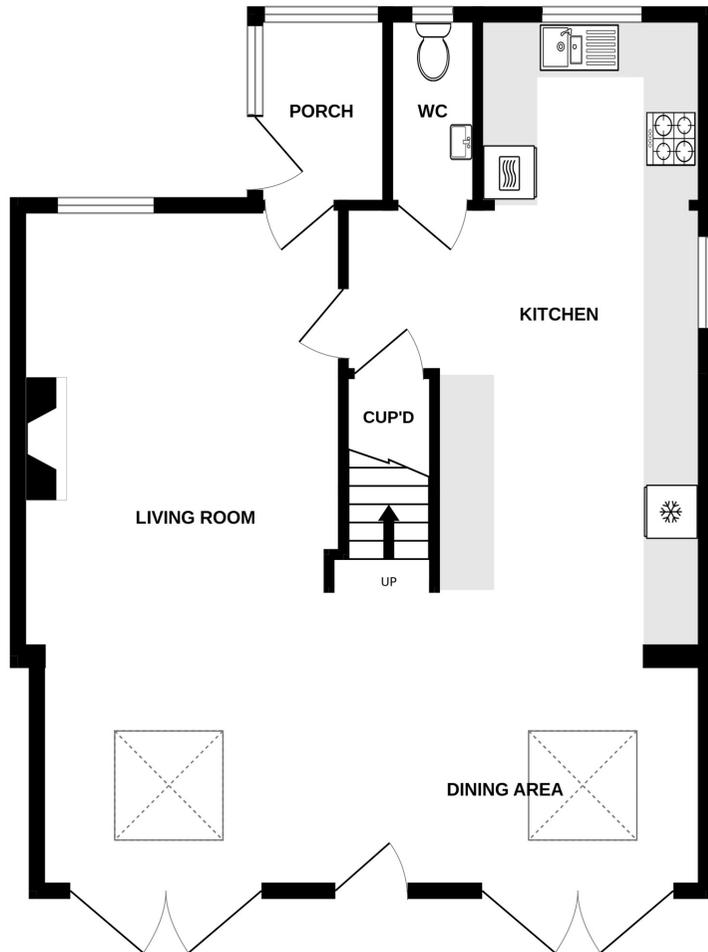
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#### COUNCIL TAX

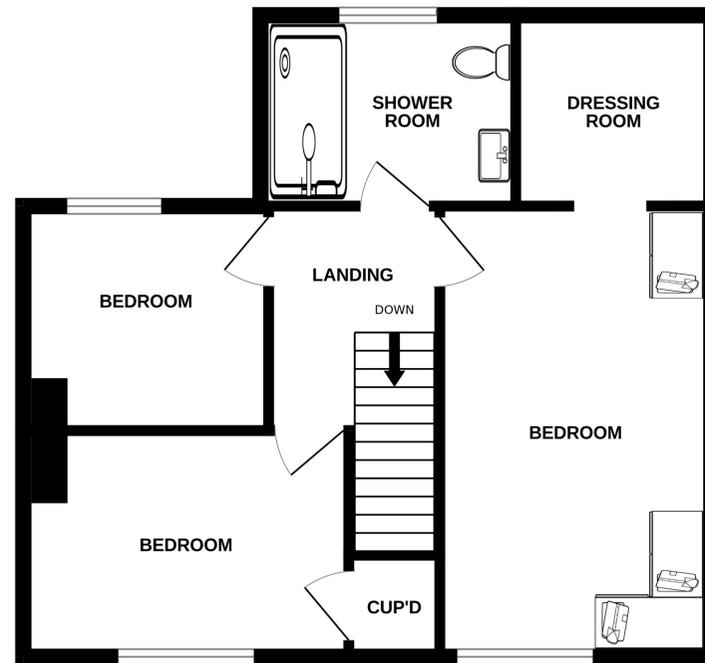
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GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.7 sq.m.) approx.

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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