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Taylor Engley









48 Rattle Road, Westham, Pevensey, BN24 5DJ
Price £399,950 Freehold

*** CHAIN FREE * Taylor Engley are pleased to bring to the market this versatile FOUR/FIVE BEDROOM DETACHED CHALET STYLE PROPERTY situated in the popular Westham area. The property offers spacious ground floor living accommodation with a kitchen/diner, utility room, lounge, ground floor double bedroom, shower room and a large living room. The first floor offers a family bathroom, three bedrooms and a study. The upstairs room have stud patricians, so could be opened up if preferred. There is a spacious driveway to the front providing off road parking for numerous vehicles as well as a garage. * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * EPC = C ***



The property is conveniently located being within just a short walk from Westham village, with the Pevensey and Westham railway station and the historic Pevensey Castle to the eastern boundary. The Langney shopping centre is approximately one and a half miles distant, whilst Eastbourne's town centre, which offers a comprehensive range of shopping facilities and mainline railway station is approximately five miles distant.

*** ENTRANCE PORCH * HALLWAY * LOUNGE * LIVING ROOM * KITCHEN/DINER * UTILITY ROOM * GROUND FLOOR SHOWER ROOM * GROUND FLOOR BEDROOM * THREE FIRST FLOOR BEDROOMS * STUDY * FAMILY BATHROOM * GARAGE * DRIVEWAY * GARDEN ***





FRONT DOOR TO:

ENTRANCE PORCH
Door to:

ENTRANCE HALL
Radiator.

SECOND RECEPTION ROOM/PLAY ROOM
14'4 max x 11' (4.37m max x 3.35m)
Double glazed window with outlook to front, radiator, opening into:

LOUNGE
20'6" x 10'9" (6.25m x 3.28m)
Radiator, double glazed window to side, French doors to the garden.

KITCHEN/DINER
19'1" x 11' max (5.82m x 3.35m max)
The kitchen area is fitted with wood effect cupboards and drawers, sink unit, built-in double over, wall mounted Worcester boiler, built-in electric hob with extractor hood over, double glazed windows with outlook to side and rear, door to garden, radiator, built-in storage cupboard.

UTILITY ROOM
Worksurface, sink unit, plumbing for washing machine and space for further appliances, radiator.

GROUND FLOOR SHOWER ROOM
White suite comprising shower, washbasin with cupboard below, WC, extractor fan, double glazed window to rear, heated towel rail.

GROUND FLOOR BEDROOM ONE
14'4" x 11' (4.37m x 3.35m)
Double glazed window with outlook to front, radiator, feature open fireplace.

From the entrance hall, stairs rise to the first floor landing.

BEDROOM TWO
17'1" x 8'6" max (5.21m x 2.59m max)
Double glazed window with outlook to rear, Velux window to side, radiator.

BEDROOM THREE
9'10 x 9' max (3.00m x 2.74m max)
Velux window to side, radiator.

BEDROOM FOUR
10'7" x 6'3" max (3.23m x 1.91m max)
Velux window to side.

STUDY/BEDROOM FIVE
11'9" x 6'10" max (3.58m x 2.08m max)
Radiator, Velux window to front.

BATHROOM
Suite comprising, corner shower, bath with mixer tap and shower attachment, washbasin, WC, double glazed window to side, extractor fan.

GARAGE & DRIVEWAY
Large driveway providing off road parking for numerous vehicles, leading to the garage with door to front and rear door to garden, power and light.

GARDEN
Decked area, lawn, flowerbeds, outside tap, gate to front, pond, timber shed, patio area.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band D.

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





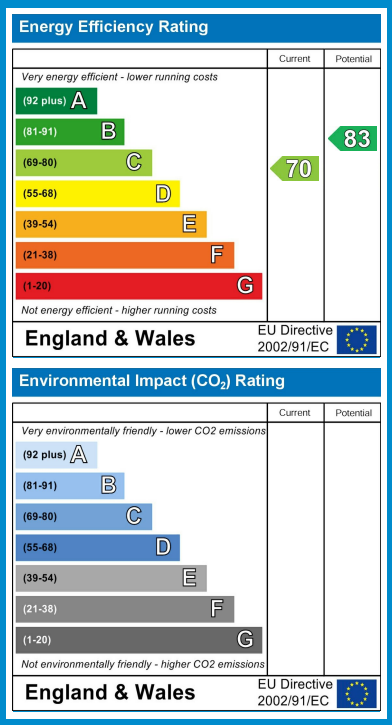












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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