



The name Suntrap Cottage belies the space on offer at this property! The original cottage dates back to mid 1920's and over the years it has been extended with the final phase presenting the home as it is now having been lovingly and thoughtfully extended and updated by the current owners. This home now boasts four double bedrooms, three reception rooms, ample off road parking plus large purpose built garage and large garden with out buildings giving flexible space and potential. Situated on Rattle Road in the highly sought after village of Westham, Pevensey and within the stunning scenery of Pevensey Levels. There are ample local amenities together with the access to rail links taking you directly to Hastings, Brighton, Gatwick and London Victoria. The village school serves Primary age children with Secondary level well represented within the area. Pevensey Bay is also easily accessed and caters for those loving their water sports and activities and miles of country walks are all around including the 1066 walk from the Castle. The entrance to the home is tucked away from the road and approached by the driveway which opens up to allow for ample parking to the front of the property and the garage. The original part of the cottage is double fronted with two reception rooms now forming the second living room which has a cosy feel to it enhanced by the fireplace with fitted wood burning stove. There is then the more formal dining room. This living and dining room opens into the newer extended part of the home where you can really see the thought and care taken to give an open plan feel to the space whilst creating areas of distinction to include the stunning fitted kitchen, breakfast area and further double aspect living room. The reception areas all feature a hard wearing walnut or oak wood flooring, with the kitchen having a gloss ceramic tiled floor. There are double glazed windows and doors throughout with the central heating being via a gas fired boiler. The two bathrooms have been refitted as has the studio in the rear garden which now has shower room facility and fitted kitchen area and as such could provide annex potential or guest facility. The home has a calm and warm aesthetic to its decor and really shows off the quality of the fittings throughout all areas of the property. The remaining accommodation on offer comprises of a well equipped utility room just next to the kitchen which also houses a separate W.C. The kitchen has been fitted with modern gloss units and quartz work surfaces with the addition of the peninsular unit giving the separation between the kitchen and breakfast area and having inset feature shelving. Upstairs the four bedrooms are all double in size with the main bedroom having a lovely double aspect and en-suite shower facilities, plus there is a further modern bath and shower room on the first floor. The gardens are a particular feature of the property. The are mature and extend to an expansive laid to lawn area from the lower, and upper patios. These spaces make the most of the light and sunshine and make entertaining a must with the Summerhouse being perfect for the cooler evenings. The purpose built garage has an electric remote controlled roller door, is equipped with power inside and out and has been designed with wooden cladding and pitched tiled roof to fit within the character of the property and surrounding area. We highly recommend a viewing of this home to be able to fully appreciate the space and finish on offer.

Guide Price £795,000

Tenure Freehold | Council Tax Band- E



64 Rattle Road, Westham, Pevensey, BN24 5DJ

 **Surridge Mison**
ESTATES

Entrance Porch- Double glazed door to front. Two opaque double glazed windows to both sides. Matting.

Entrance Hall- Engineered wood flooring. Stairs leading to first floor.

Second Living Room - 4.19m x 3.28m (13'9" x 10'9")- Double glazed window to front. Bi-fold internal doors leading to breakfast area. Engineered oak flooring. Fireplace with fitted wood burner. Radiator. Wall lights and coving.

Breakfast Area - 3.04m x 2.69m (10'9" x 8'10")- French doors leading to rear garden, solid walnut wood flooring. Ladder style radiator.

Living Room - 6.43m x 3.51m (21'1" x 11'6")- Double aspect with double glazed window to front and French doors to rear garden. Solid walnut flooring. Radiator.

Kitchen - 4.7m x 3.56m (15'5" x 11'8")- Double glazed window to rear. Tiled ceramic flooring and partially tiled walls. Pantry cupboard. Breakfast bar. Concealed wall mounted boiler. Fully fitted with a range of modern gloss wall and base units housing integral dishwasher, under counter fridge and eye level microwave. Quartz work surfaces with inset stainless steel I and 1/2 bowl sink and drainer unit. Space for range style cooker with fitted cooker hood over and feature heat proof glass splashback.

Dining Room - 4.24m x 3.02m (13'11" x 9'11")- Double glazed window to front. Engineered oak flooring. Radiator. Coved ceiling.

Utility Room - 2.64m x 1.68m (8'8" x 5'6")- Double glazed window and door to side. Ceramic tiled flooring. Radiator. Fitted with a range of wall and base units with space and plumbing for washing machine, tumble dryer and fridge/freezer. Work surfaces.

Cloakroom- Double glazed opaque window to rear. Tiled flooring. Wash hand basin with tiled splashback and W.C.

First Floor Landing- Feature double glazed window to front. Airing cupboard. Inset spotlights.

Bedroom One - 6.43m x 3.53m (21'1" x 11'7")- Double aspect room with double glazed windows to front and rear. Two radiators. Carpet flooring. Door leading to en-suite.

En-Suite- Double glazed opaque window to side. Tiled flooring. Inset LED ceiling lights. Towel rail. Extractor fan. Modern suite comprising of spa style shower cubicle, wash hand basin set within vanity unit with black safety glass splashback and low level W.C.

Bedroom Two - 4.24m x 3.3m (13'11" x 10'10")- Double glazed window to front. Laminate wood flooring. Radiator.

Bedroom Three - 4.22m x 3.07m (13'10" x 10'1")- Double glazed window to front. Carpet flooring. Radiator.

Bedroom Four - 3.05m x 2.72m (10'0" x 8'11")- Double glazed window to side. Engineered wood flooring. Radiator.

Bathroom- Double glazed opaque window to rear. Luxury vinyl tiled flooring and partially tiled walls. Radiator. Extractor fan. Modern suite comprising of bath with mixer taps and handheld shower attachment, shower cubicle, wash hand basin set with vanity unit and W.C.

Driveway & Front Garden- Shingle driveway providing ample off road parking. Front garden being mainly laid to lawn with outside lighting.

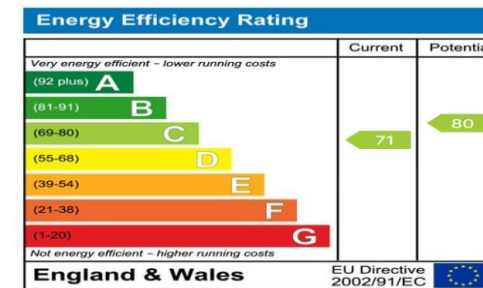
Purpose Built Garage - 5.51m x 3.56m (18'1" x 11'8")- Electric roller door and personal door to side. Power and light. Wooden clad.

Rear Garden- 100ft rear garden being mainly laid to lawn with patio areas. Summerhouse and shed. Fencing and mature trees surround with gated access to both sides. Mature shrubs, flower beds and flower borders. Outside power point and outside tap.

Summerhouse - 3.76m x 3.73m (12'4" x 12'3")- Double glazed windows. Power and light. Timber garden shed.

Detached Studio/Home Office/Annex Option - 5.13m x 4.7m (16'10" x 15'5")- Double aspect room with two sets of patio doors to front, double glazed window and door to rear. Laminate flooring. Inset LED ceiling lights. Fitted with a range of modern base units and work surfaces with inset stainless steel sink and drainer unit. Door leading to shower room.

Shower Room- Vinyl flooring. Inset LED ceiling lights. Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.



Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



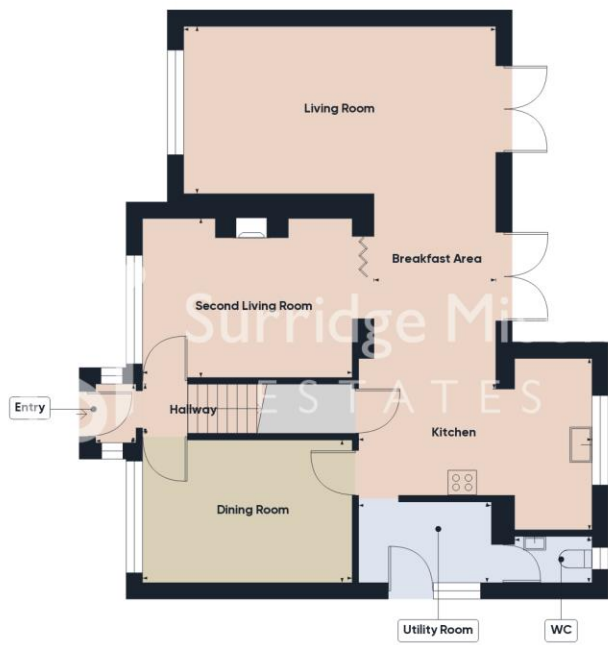
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

2188.3 ft²
203.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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