

Grantham Cottage,
Rattle Road,
Westham, Pevensy,
BN24 5DP

Freehold

Guide Price
£600,000 - £650,000



5 Bedroom 2/3 Reception 4 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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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*** GUIDE PRICE £600,000 - £650,000 ***

An exceptional opportunity to acquire this impressive and spacious (1832 sq ft/170sq m) four bedroom character residence with a beautifully appointed self contained annexe, ideally situated in the sought after village of Westham, close to excellent local amenities and rail links. Elegantly presented throughout, the property combines period charm with contemporary style, offering spacious and versatile accommodation. The main house features four generous double bedrooms, two with stylish en suites, together with a luxurious family bathroom. The heart of the home is a recently updated double aspect kitchen with integrated appliances and sleek quartz work surfaces. A welcoming principal reception room, centred around a feature fireplace, provides an ideal space for relaxation and entertaining. The self contained annexe, with independent access, includes a kitchen area and modern shower room, offering excellent flexibility for guest accommodation, home working, multi generational living or potential supplementary income. Outside, the beautifully maintained gardens surround the property, creating a private and tranquil setting, with patio areas ideal for outdoor dining. Further benefits include ample off road parking and a substantial double garage with electric door, light, and power. This distinguished home offers an outstanding combination of character, quality and versatility in a desirable village setting.

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Main Features

- Semi Detached House
- 4 Double Bedrooms & Separate Annexe
- Ground Floor Cloakroom
- Lounge & Dining Room
- Modern Kitchen
- Two Ensuite Shower Rooms/WC
- Family Bathroom/WC
- Separate Annexe with Kitchenette & Further En Suite Shower Room/WC
- Wrap Around Lawned Rear Garden
- Driveway & Garage

Entrance
Front door to-

Hallway
Two radiators. Wall panelling. Cupboard housing washing machine. Velux window.

Cloakroom
Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window.

Bedroom 4
10'2 x 8'8 (3.10m x 2.64m)
Radiator. Double glazed window and door to rear. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin. Frosted double glazed window.

Dining Room
13'1 x 12'11 (3.99m x 3.94m)
Radiator. Stairs to first floor. Double glazed patio doors to garden.

Lounge
14'5 x 12'11 (4.39m x 3.94m)
Radiator. Feature fireplace. Double glazed bay window to front aspect.

Kitchen
11'1 x 10'10 (3.38m x 3.30m)
Range of fitted wall and base units, surrounding Quartz worktops with inset sink unit and mixer tap. Electric hob with extractor above. Eye level electric oven. Integrated fridge freezer and dishwasher. Double glazed window to side aspect. Two double glazed windows to front aspect.

Stairs from Ground to First Floor Landing
Loft access (not inspected).

Bedroom 1
Radiator. Range of fitted wardrobes and drawers. Double glazed window to rear aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Airing cupboard. Double glazed window.

Bedroom 2
13'1 x 11'10 (3.99m x 3.61m)
Radiator. Feature fireplace. Loft access (not inspected). Two double glazed windows to front aspect.

Bedroom 3
10'9 x 10'6 (3.28m x 3.20m)
Radiator. Two double glazed windows to front aspect.

Bathroom/WC
Panelled bath with mixer tap and shower attachment. Large walk in shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Cupboard housing boiler. Heated towel rail. Fully tiled walls. Double glazed window.

Outside
The wrap around rear garden is mainly laid to lawn with an area of patio and a variety of mature shrubs, plants and trees.

Annexe
Bedroom/Lounge Area: Two electric radiators. Tiled flooring. Double glazed windows to front, side and rear aspect. Roof light. Inset spotlights. Double glazed doors to garden.
Kitchen Area: Range of wall and base units, worktop with inset single drainer sink unit and mixer tap. Space and plumbing for washing machine.
Shower Room: Corner shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Fully tiled walls. Extractor fan.

Garage
13'6 x 10'8 (4.11m x 3.25m)
Electric roller door.

Parking
A driveway provides off road parking.

COUNCIL TAX BAND = D

EPC = C

