



5 Gallows Lane, Westham, Pevensey, East Sussex, BN24 5AA
Family Home In An Extremely Sought After Residential Location £480,000 - Freehold

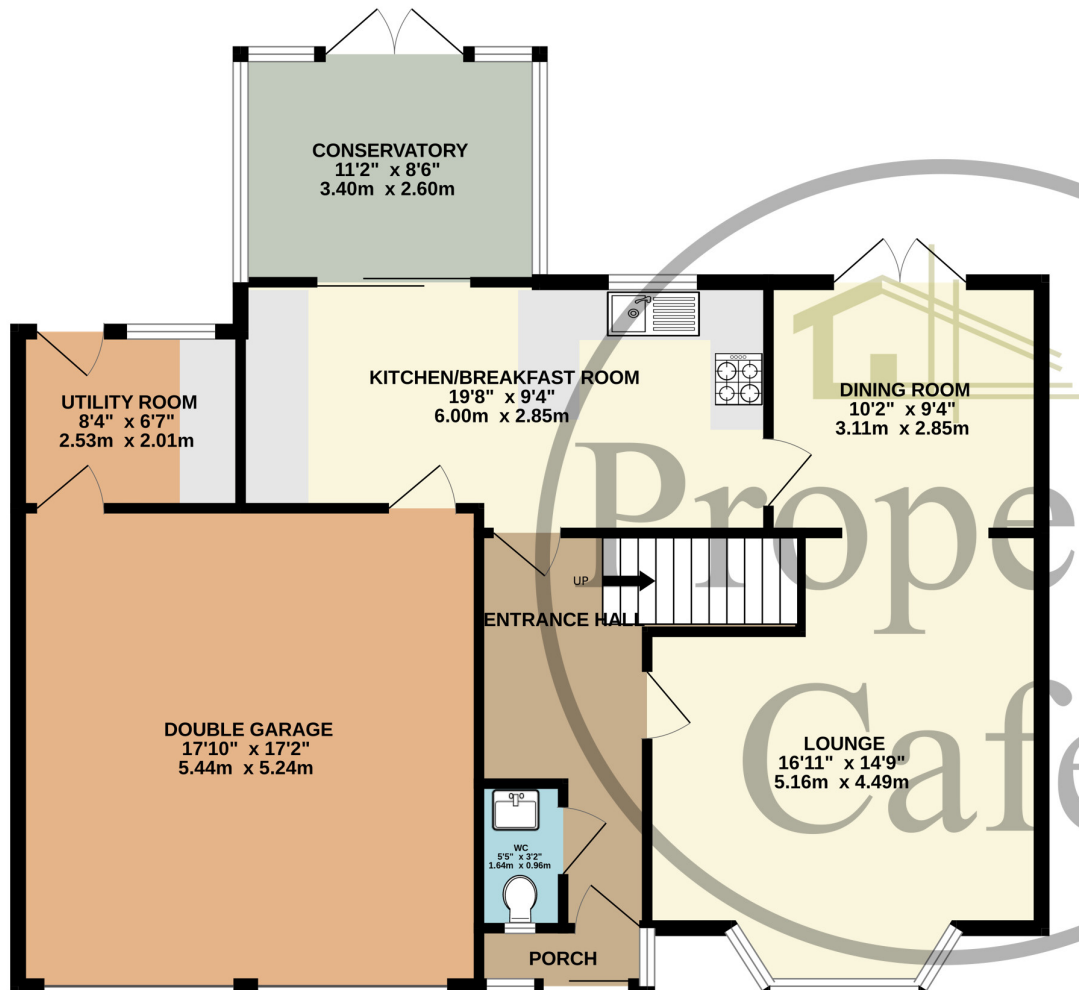




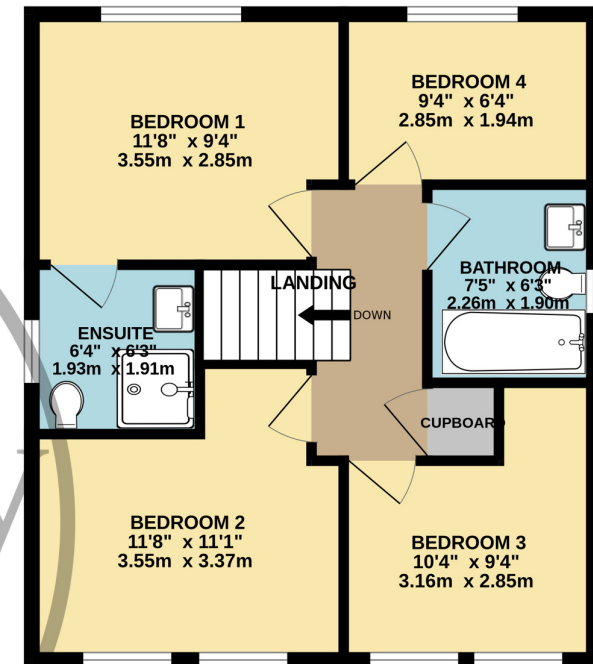
Property Café are delighted to present to the market this substantial four bedroom detached family home in a particularly sought after residential pocket of Pevensey & Westham. Accommodation and benefits include; An entrance porch leading into an inner hall; Spacious lounge with bay window offering ample space to relax & entertain; Separate dining room easily accessed from the lounge and with French doors leading to the garden; Vast kitchen/breakfast room with plenty of cupboard & worktop space in addition to an integrated electric oven & gas hob as well as room for freestanding white goods; South facing conservatory overlooking the garden; Separate utility room and ground floor WC. Upstairs consists of four well proportioned bedrooms, the master offering an ensuite shower room; A generous family bathroom comprising of bath with overhead shower, wash basin & WC. Externally the house boasts a south facing & private rear garden perfect for families to enjoy; A double garage with electric doors and off-road parking for two vehicles. The property is offered for sale with gas central heating, double glazing throughout and in a quiet and peaceful location. We recommend you view at your earliest convenience.



GROUND FLOOR
1067 sq.ft. (99.2 sq.m.) approx.




1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1574 sq.ft. (146.2 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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Bedrooms: 4
Receptions: 2
Council Tax: Band E
Council Tax: Rate 3119.52
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (69)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: Cable.
Accessibility Types: Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within a peaceful and sought after area of Pevensey & Westham; Walking distance to Pevensey train station, castle and high street offering an array of local attractions and amenities. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne, Bexhill and Hastings alongside the train station with services to Gatwick, Brighton, Ashford International & Central London. A short drive to Eastbourne/Bexhill which offer stunning promenades, an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists.

- Four Bedroom Detached Family Home For Sale
 - Spacious Lounge Through Diner
 - Large Kitchen/Breakfast Room
 - Separate Utility Room
 - Master Bedroom & En-Suite Shower Room
- Ground Floor WC
- South Facing & Private Rear Garden
- Double Garage & Off-Road Parking For Two Vehicles
- Sought After Residential Location
- Viewing Highly Recommended