

# Crane & Co



## Price Guide

£400,000 - £425,000

40 Oaklands, Westham, Pevensey, East Sussex BN24 5AW

🏠 3 Bedroom 🚿 1 Bathroom 📄 2 Reception

📞 01323 440678

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Freehold

 3 Bedroom  1 Bathroom  2 Reception

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A stylish house in a stunning position! Relax in the landscaped garden whilst watching the sun setting over neighbouring fields. Equally well suited to either a couple with an eye for style looking for something to move straight in to or a family wanting to make the most of the nearby primary school, this home has so much right about it we'll sure you love it. A versatile converted garage provides extra living space and works as a study, extra reception room or even an extra bedroom in addition to the 3 that are that are upstairs. The shower room is luxurious whilst a ground floor W/C is also handy. The large living room is complemented by a useful conservatory that capitalises on the excellent position taking in the beautiful views. The garden has been well designed for low maintenance and off road parking at the front makes coming and going a breeze

## Main Features

- Detached House
- 3 Bedrooms
- Optional 4 Bedroom/Reception Room
- Stunning Views Over Fields
- Conservatory
- Beautifully Presented

## Room Sizes

Entrance Hallway  
Cloakroom  
Kitchen - 9' 3" x 8' 10"  
Living Room - 18' 10" x 10' 9"  
Study/Bedroom 4 - 16' 2" x 7' 7"  
Conservatory - 10' 5" x 8' 6"  
Bedroom 1 - 11' 10" x 9' 7"  
Bedroom 2 - 11' 0" x 6' 10"  
Bedroom 3 - 9' 7" x 5' 11"  
Bathroom

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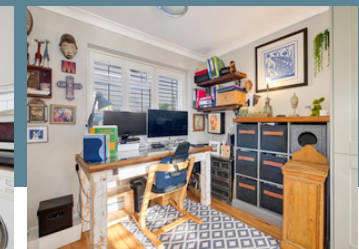




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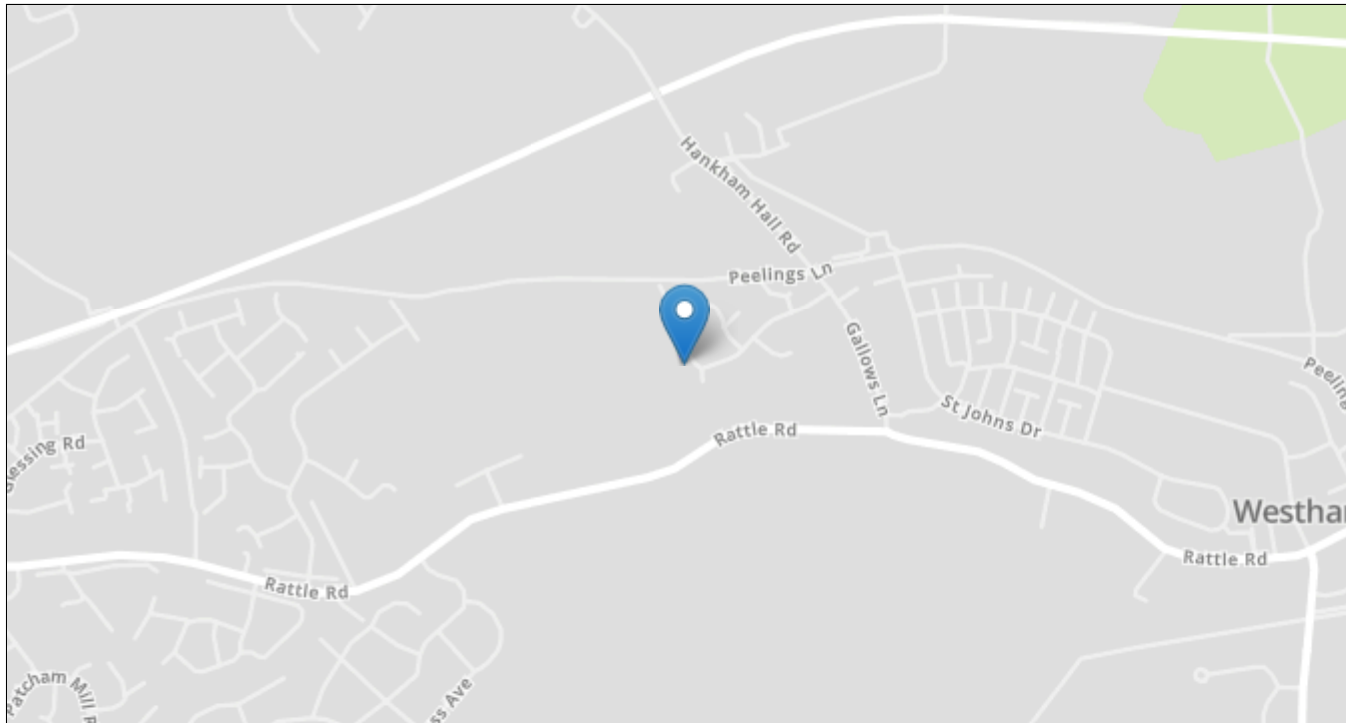
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Energy Efficiency Rating	
Current	Potential
81	58

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
77	50

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