



Situated in the historic village of Westham, Pevensey, this extended semi-detached house exudes elegance and comfort, perfect for a growing family seeking a new home. Step inside to discover a spacious lounge, a dining area with bi-fold doors leading to a south westerly garden, and a big modern kitchen equipped with integrated appliances for effortless meal preparation. The luxury ground floor WC adds practicality to everyday living. With three generously proportioned double bedrooms and a large bathroom, this property offers ample space for the whole family to unwind and relax. Outside, a garage with electric door, driveway for up to 5 cars and a south-west facing garden provide convenience and a tranquil outdoor sanctuary for sunny days. Located in Westham village, residents will enjoy easy access to local amenities, a good local school for the little ones, and convenient train links to London for those who commute. The property is presented in impeccable condition, ready for a new family to move in.

**Guide Price £425,000 to £435,000**  
**Tenure Freehold**



10 St John Drive, Westham, Pevensey, East Sussex, BN24 5HU



### Reception Hall

Double glazed door and window to front. Laminate flooring and fitted door matting. Fitted seating area. Radiator. Stairs leading to first floor with built in under stairs cupboard.

### Cloakroom WC

Double glazed opaque window to front. Tiled flooring and partially tiled walls. Radiator. Wash hand basin set within vanity unit and W.C.

### Lounge - 5.64m x 3.86m (18'6" x 12'8")

Double glazed window to front. Laminate flooring. Wall lights and inset spotlights. Two radiators. Coving.

### Dining Area - 3.84m x 3.81m (12'7" x 12'6")

Double aspect room with double glazed window to rear and Bi-fold doors leading to rear garden. Inset spotlights. Laminate flooring. Radiator.

### Kitchen - 4.39m x 3.23m (14'5" x 10'7")

Double aspect room with double glazed door to rear and double glazed door and window to side. Tiled flooring. Inset spotlights. Coving. Fully fitted with a range of modern wall and base units housing integral dishwasher and washing machine. Built in double electric oven. Space for American style fridge/freezer. Quartz work surfaces with inset sink and drainer unit and 5 burner gas hob with fitted cooker hood.

### First Floor Landing

Double glazed window to front. Airing cupboard. Coving. Inset spotlights. Carpeted. Loft access with fitted ladder, loft having light and boarding.

### Bedroom One - 4.09m x 3.94m (13'5" x 12'11")

Double glazed window to front. Built in wardrobes. Coving. Radiator.

### Bedroom Two - 4.09m x 3.25m (13'5" x 10'8")

Double glazed window to rear. Radiator. Coving.

### Bedroom Three - 3.68m x 2.84m (12'1" x 9'4")

Double glazed window to front. Radiator. Built in wardrobes. Coving.

### Bathroom - 3.68m x 2.49m (12'1" x 8'2")

Two double glazed opaque windows to rear. Tiled flooring and fully tiled walls. Inset spotlights. Chrome towel rail. Radiator. Extractor fan. Modern suite comprising of bath with mixer taps, shower cubicle, wash hand basin, bidet and W.C.

### Garage

Single garage with up & over electric door. Personal door. Power and light. Sink unit with mixer taps.

### Driveway

Block paved driveway allowing for ample off road parking for at least 5 vehicles.

### Rear Garden

Mainly laid to lawn with patio area. Shed. Fencing surrounds and gated side access.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.



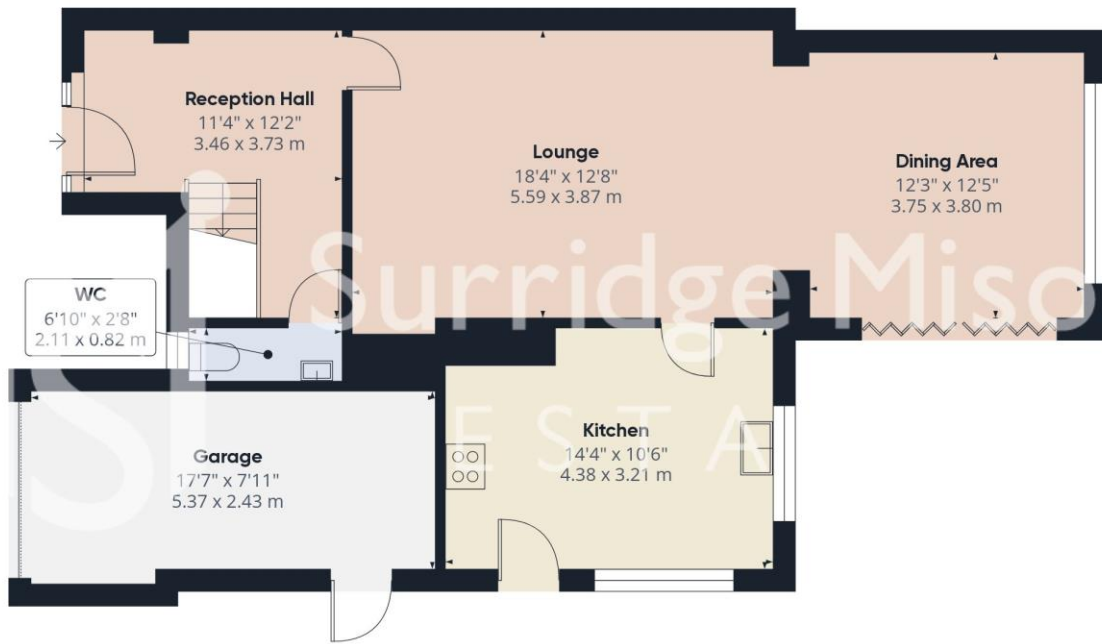
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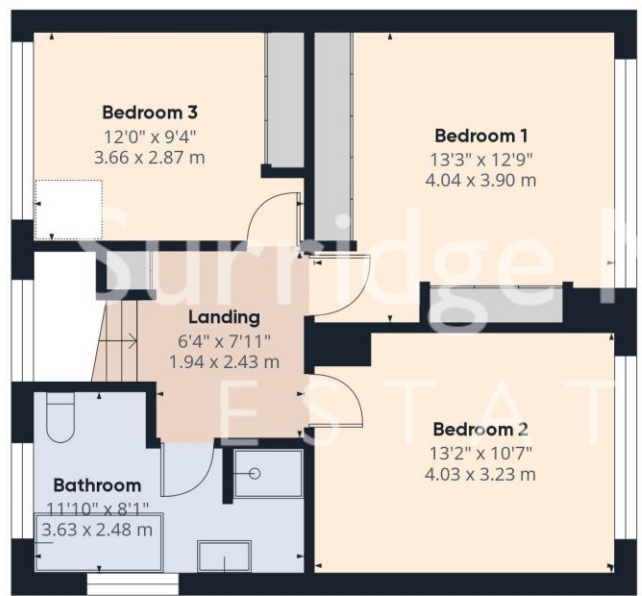
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Floor 0

Approximate total area<sup>(1)</sup>

1401.68 ft<sup>2</sup>  
130.22 m<sup>2</sup>



Floor 1

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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