



Described as "the best house in the road" this 4 bedroom property has been beautifully improved, extended and maintained by the current owners who have many years of enjoyment of it as their family home. They are now ready for their next adventure and can allow another owner to take full enjoyment of the home they have created. The property benefits from all areas being well maintained, with double glazing throughout and gas central heating. The main areas of the accommodation are beautifully presented with refitted kitchen, updated bathrooms, modern and spacious reception areas and a lovely well maintained garden, garage and driveway. On the ground floor the accommodation comprises of spacious entrance hallway and ground floor cloakroom/shower room. The lounge is a generous 18ft4 in length with laminated wooden flooring and a fireplace with fitted ethanol working fire. This room leads through to the modern refitted kitchen which is so well equipped having integral appliances to include fridge/freezer, dishwasher microwave and walk in larder cupboard. The kitchen opens to the most stunning family and dining room. This room measures across the back of the house 22ft4, it has a fitted wood burner and really will fit all the needs a sociable home requires. It opens onto the rear garden which is paved for low maintenance, enclosed by fencing with gated side access and built in BBQ area and large wooden shed with power and light. On the first floor are three good sized bedroom, two having built in wardrobes, plus the modern updated bath and shower room. There is a staircase to the 2nd floor where there is another double bedroom with Velux windows allowing for lovely views across Westham, plus useful study room offering flexibility to the space. The garage will also impress. It is oversized and fully equipped with power and light and electric roller door, parking is to the front and at the rear there is a useful utility room. As a home it is situated in a highly sought after cul-de-sac location with excellent access to the village centre. Westham village, has excellent local amenities to include access to rail links taking you directly to Eastbourne, Hastings, Brighton, Gatwick and London/Victoria. The village school serves Primary age children with Secondary level well represented within the area. Historic buildings and activities such as Pevensey Castle are all within walking distance and Pevensey Bay offers the beach within easy reach with its water sports and activities. The dog friendly beach is a 25 min walk and the castle 5 mins. There are miles of country walks around including the 1066 walk from the Castle and across the stunning Pevensey levels.

Guide Price £550,000-£565,000

Tenure Freehold | Council Tax Band- D



Entrance Hall- Oak internal doors throughout. Casement door to front. Double glazed window to front. Modern radiator and deep understairs cupboard. Carpeted with stairs leading to first floor.

Ground Floor Shower Room- Double glazed opaque window to rear. Vinyl flooring and partially tiled walls. Inset spotlights. Chrome towel rail. Plumbing and space for washing machine. Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.

Lounge - 5.59m x 3.89m (18'4" x 12'9")- Double glazed window to rear. Laminated wood flooring. Fireplace with fitted ethanol fire. Radiator. Coved ceiling and feature half panelled walls. TV point.

Kitchen - 4.37m x 3.2m (14'4" x 10'6")- Double glazed window to side. Partially tiled walls and hard wearing vinyl flooring. Inset ceiling LED lights. Fully fitted with a range of modern gloss wall and base units with walk in larder cupboard and housing integral fridge/freezer, dishwasher and microwave. Space for electric range style cooker. Fitted cooker hood. Work surfaces with inset composite sink and drainer unit.

Dining/Family Room - 6.81m x 4.04m (22'4" x 13'3")- Double glazed windows to rear and French doors leading to rear garden. Two skylights. Inset ceiling LED lights. Fitted wood burner. Radiator.

First Floor Landing- Double glazed window to front. Stairs leading to second floor. Carpeted.

Bedroom One - 4.06m x 3.89m (13'4" x 12'9")- Double glazed window to rear. Range of built in wardrobes. Radiator. Laminated wood flooring. Wall lights.

Bedroom Two - 4.55m x 3.18m (14'11" x 10'5")- Double glazed window to rear. Built in wardrobes. Radiator. Carpeted.

Bedroom Three - 3.68m x 2.84m (12'1" x 9'4")- Double glazed window to front. Built in cupboard. Radiator. Laminated wood flooring.

Bathroom- Double glazed opaque window to front. Vinyl flooring and partially tiled walls. Inset ceiling LED lights. Chrome towel rail and extractor fan. Built in storage cupboard. Modern white suite comprising of roll top bath with mixer taps, shower cubicle with jet fittings, wash hand basin set within vanity unit and W.C.

2nd Floor

Study - 2.92m x 2.9m (9'7" x 9'6")- Velux window to rear. Inset LED ceiling lights. Carpeted. Telephone point.

Bedroom Four - 4.22m x 3.73m (13'10" x 12'3")- Double aspect room with two Velux windows to front and rear. Built in eaves and wardrobe storage. Laminated wood flooring.

Oversized Garage - 7.21m x 3.05m (23'8" x 10'0")- Electric roller door. Power and light.

Utility Room - 2.49m x 1.5m (8'2" x 4'11")- Double glazed door to side. Boiler. Fitted with a range of base units. Work surfaces with inset stainless steel sink and drainer unit.

Driveway- Block paved driveway in front of the garage.

Front Garden- Mainly laid to lawn with pathway. Hedging.

Rear Garden- Paved. Two pergolas. Wooden shed with power and light. Fencing and mature trees, hedging and shrubs surround with gated side access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENERGY RATING TBC

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power Yes (Leased)

To check broadband visit Openreach:

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

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.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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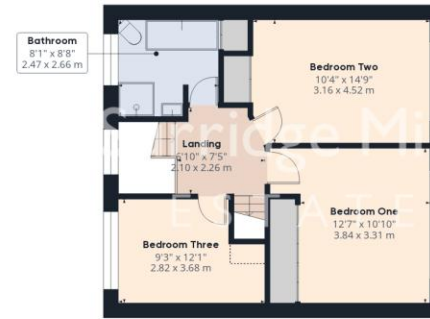
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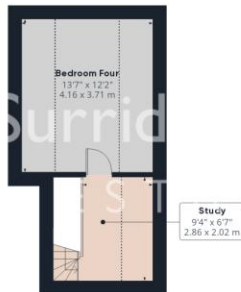
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1905.75 ft²

177.05 m²

Reduced headroom

125.76 ft²

11.68 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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