



Surridge Mison Estates welcome to the market this larger than average three double bedroom semi-detached house set on a wide corner plot. The property features two reception rooms, cream gloss fitted kitchen, ground floor WC, an impressive landing with views towards the sea, tiled bathroom suite, double glazing and gas central heating system. The level plot features driveway parking, garage, private rear garden and a side plot offering further potential. This bright and spacious homes is located in a popular residential area in the village of Westham, Pevensey within walking distance of the railway station; ideal for the commute.

Price £425,000
Tenure Freehold



31 St Johns Drive, Westham, Pevensey, East Sussex, BN24 5HU



Entrance Hall

Double glazed door to front. Coats cupboard. Radiator. Stairs leading to first floor with understairs cupboard.

Cloakroom WC

Double glazed opaque window to front. Partially tiled walls and laminate flooring. Radiator. Wash hand basin and W.C.

Lounge - 5.59m x 4.27m (18'4" x 14'0")

Double glazed window to front. Electric fireplace. Radiator. Coving. Dado rail. Carpet flooring. Twin glazed doors to dining room.

Dining Room - 3.68m x 2.13m (12'1" x 7'0")

Double glazed French doors leading to rear garden. Radiator. Carpet flooring. Dado rail.

Kitchen - 3.73m x 3.33m (12'3" x 10'11")

Double aspect room with double glazed window to rear and double glazed door to side. Partially tiled walls and laminate flooring. Built in larder cupboard housing Worcester boiler. Fully fitted with a range of cream gloss wall and base units housing integral dishwasher and washing machine with space for fridge/freezer. Built in electric oven. Wooden work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit and 4 burner gas hob with fitted cooker hood and glass splashback.

First Floor Landing - 2.9m x 2.74m (9'6" x 9'0")

Double glazed window to side with far reaching sea views. Airing cupboard. Loft access. Radiator.

Bedroom One - 4.32m x 3.81m (14'2" x 12'6")

Double glazed window to rear. Radiator.

Bedroom Two - 4.04m x 3.05m EXCLUDING WARDROBE DEPTH (13'3" x 10'0")

Double glazed window to front with far reaching views towards The South Downs National Park. Built in wardrobes. Radiator.

Bedroom Three - 3.38m x 2.97m MAX (11'1" x 9'9")

Double glazed window to front with far reaching views towards The South Downs National Park. Built in wardrobes. Radiator.

Bathroom

Double glazed opaque window to rear. Fully tiled walls and laminate flooring. Heated towel rail. Modern suite comprising of bath with mixer taps and shower over with fitted screen, wash hand basin set within vanity unit and W.C. with concealed cistern.

Outside

Garage

Single garage with up & over door. Personal door.

Driveway

Driveway providing ample off road parking.

Rear Garden

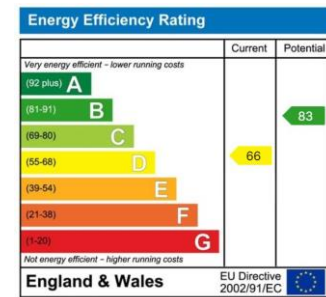
Mainly laid to lawn with patio area. Fencing surrounds. Mature shrubs and hedging. Flower borders.

Front & Side Gardens

Mainly laid to lawn with mature hedging and flower borders. Gated side access.

Please contact Surridge Mison Estates for viewing arrangements or for further information.

Council Tax Band D with Wealden District Council.



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.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.



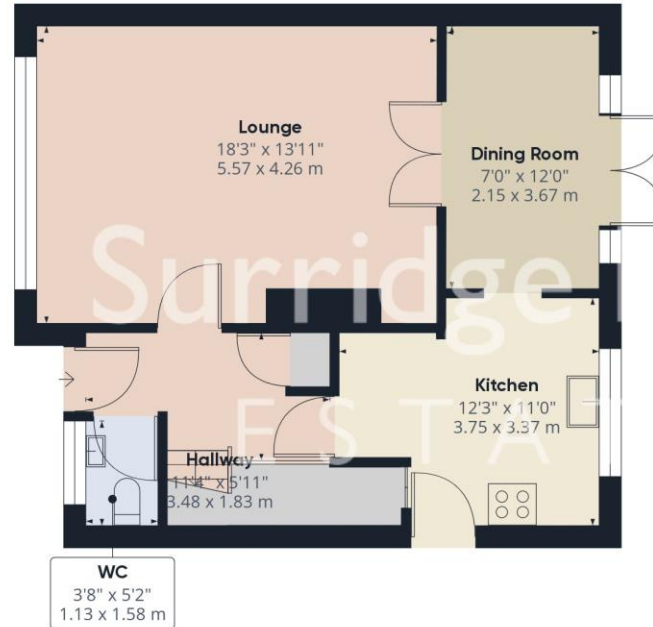
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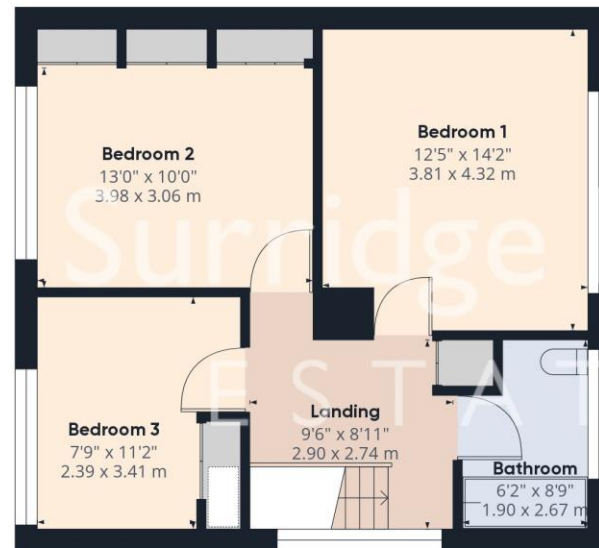
Company Registration Number 14506438



Floor 0

Approximate total area⁽¹⁾

1123.42 ft²
104.37 m²



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 are based on RICS IPMS 3C standard.

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