



A rarely available extended three bedroom semi-detached house in the historic village of Pevensey. This Chain Free home would benefit from modernisation but is a strong base to create a wonderful village home. Accommodation comprises entrance vestibule, wide hallway, ground floor WC, lounge, dining area, sun room, fitted kitchen, bathroom and three bedrooms. Outside there is a garage en bloc, plus gardens front and rear. Pevensey village features two pubs, a tea room, Norman Church, Pevensey Castle, many historic buildings and you are surrounded by Pevensey Levels; a biological Site of Special Scientific Interest.

**Guide Price £350,000 to £365,000**

**Tenure Freehold**

**\*DRAFT BROCHURE TO BE APPROVED BY VENDOR\***



4 Kings Houses, High Street, Pevensey, East Sussex, BN24 5JR

## ACCOMODATION

### Entrance Porch

Glazed door to front.

### Entrance Hall

Glazed door to front. Radiator. Coving. Carpeted flooring. Stairs leading to first floor.

### Cloakroom/WC

Double glazed opaque window to side. Fully tiled walls and carpeted flooring. Towel rail. Wash hand basin and W.C.

### Lounge - 3.94m x 3.84m (12'11" x 12'7")

Window to front with secondary glazing. Gas fireplace. Radiator. Coving. Carpeted.

### Dining Area - 3.66m x 3.66m (12'0" x 12'0")

French doors leading to sun lounge. Coving. Carpeted. Two radiators.

### Sun Lounge - 5.64m x 2.44m (18'6" x 8'0")

Double aspect room with double glazed window to rear and double glazed door to side. Radiator. Archway to kitchen.

### Kitchen - 2.72m x 2.39m (8'11" x 7'10")

Double glazed window to side. Partially tiled walls and vinyl flooring. Fully fitted with a range of wall and base units housing integral dishwasher and eye level double electric oven. Space and plumbing for washing machine. Oak style work surfaces with inset 4 burner gas hob and ceramic 1 and 1/2 bowl sink and drainer unit.

### First Floor Landing

Double glazed window to side. Airing cupboard. Carpeted. Coving. Loft access with fitted pull down ladder.

### Bedroom One - 3.96m x 3.66m (13'0" x 12'0")

Double glazed window to front. Built in wardrobes. Radiator. Coving. Carpeted. Wash hand basin with tiled splashback.

### Bedroom Two - 3.68m x 3.66m (12'1" x 12'0")

Double glazed window to rear. Fitted wardrobes. Radiator. Coving. Carpeted.

### Bedroom Three - 2.72m x 2.39m (8'11" x 7'10")

Double glazed window to rear. Carpeted. Coving.

### Bathroom

Double glazed opaque window to front. Fully tiled walls and carpet flooring. Towel rail. Extractor fan. Suite compromising of bath with mixer taps and handheld shower attachment, wash hand basin set within vanity unit and W.C.

## OUTSIDE

### Front Garden

Mainly laid to lawn with mature trees and shrubs. Gated side access.

### Rear Garden

Mainly laid to lawn with patio area. Summerhouse. Gated rear access.

### Garage En Bloc

Up & over door. Garage nearest the wall, left hand side of the block.

**Council Tax** Band D with Wealden District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(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.



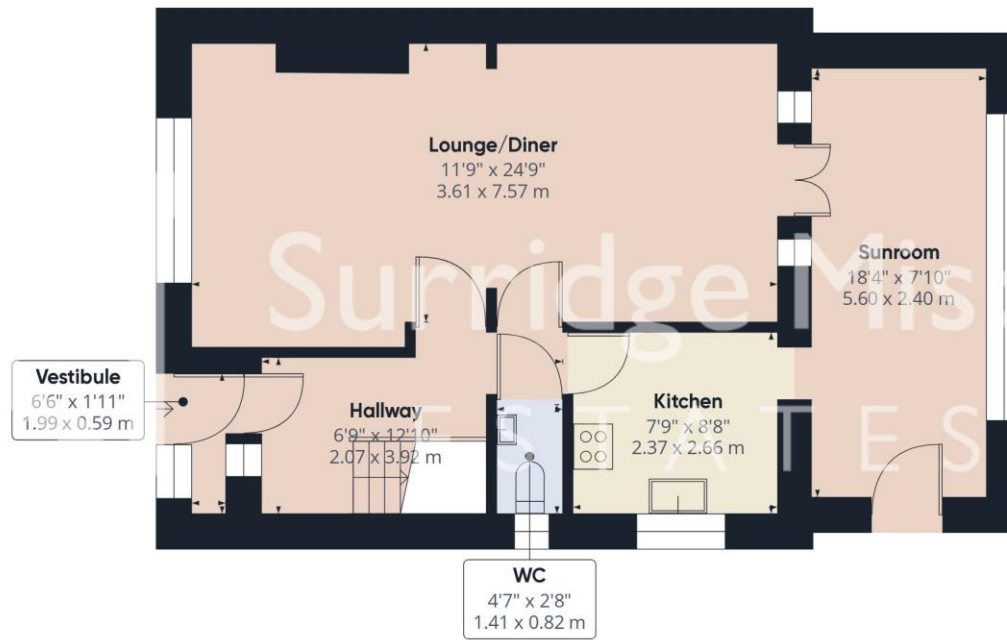
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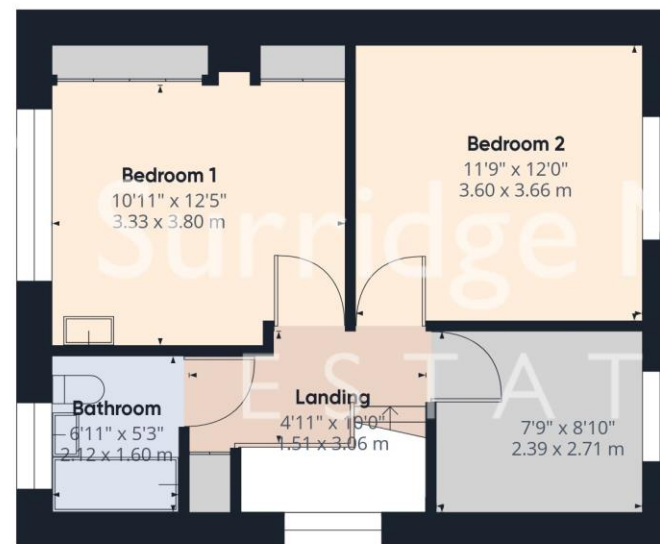
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Floor 0

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

1075.64 ft<sup>2</sup>  
99.93 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 are based on RICS IPMS 3C standard.

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