



A very spacious two double bedroom first floor retirement maisonette with private ground floor entrance door and the benefit of a stair lift. This home has been thoroughly modernised with a high gloss fitted kitchen and a beautifully tiled shower room. Additionally, both bedrooms have built in wardrobes, there is a lounge/diner, lock up garage, and a long Hallway with a deep storage cupboard. Church Bailey is a highly desirable retirement complex in the heart of the historic village of Westham, just a stone's throw from the railway station. Internal inspection come highly recommended by the vendor's sole agent.

Price £190,000
Tenure Leasehold



5 Church Bailey, Westham, Pevensey, East Sussex, BN26 5PU

Ground Floor Entrance Vestibule

Double glazed door to front. Consumer unit. Carpeted. Stairs leading to first floor with fitted stairlift.

First Floor Hallway

Walk in storage cupboard (6ft9 x 3ft7) with light and fitted shelving, and airing cupboard. Loft access. Electric heater. Carpeted. Coving.

Lounge/Diner - 5.99m x 3.33m (19'8" x 10'11")

Double glazed window to front. Electric heater. Carpeted. Coving. Archway leading to kitchen.

Kitchen - 3.15m x 2.46m (10'4" x 8'1")

Double glazed window to rear. Fully tiled walls and laminate flooring. Inset spotlights. Fully fitted with a range of modern white gloss wall and base units with under unit LED lighting, housing integral Zanussi washing machine and Neff dishwasher. Built in Zanussi double electric oven. Space for fridge/freezer. Wood effect work surfaces with inset stainless steel sink unit with mixer taps and Neff 4 burner electric hob with fitted cooker hood.

Bedroom One - 3.84m EXCLUDING WARDROBES x 2.82m (12'7" x 9'3")

Double glazed window to rear. Built in wardrobes with mirrored doors. Carpeted. Coving.

Bedroom Two - 3.33m EXCLUDING WARDROBES x 2.84m (10'11" x 9'4")

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

Shower Room

Double glazed opaque window to rear. Partially tiled walls and laminate flooring. Chrome heated towel rail. Inset spotlights. Coving. Modern suite comprising of walk-in shower cubicle, wash hand basin set within vanity unit and W.C.

Garage En Bloc

Far left in adjacent block. Up & over door and a pitched roof.

Church Bailey

Communal facilities include beautifully landscaped communal gardens, resident's lounge, guest room, laundry and hairdressing salon. There is also an activities and craft room displaying examples of residents' work.

Parking

On site resident's parking.

Leasehold Information Provided by our vendor.

Tenure- Leasehold

64 Years Remaining

Service Charge- £181 pcm which includes water charges and gardening. (£209pcm from April 2025)

Council Tax Band C with Wealden District Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas None

Electricity Mains

Primary Heating Electric heaters

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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Approximate total area⁽¹⁾

706.01 ft²
65.59 m²

(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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