



This delightful two double bedroom detached bungalow has received many recent upgrades. If you are looking for a bungalow to move into, unpack and enjoy; this is it. Located in a quiet and sought after corner of the village of Westham, Pevensey. Features include new fitted kitchen/breakfast room, garage with electric roller door, well presented interior, bright and spacious lounge, wide hallway, new roof, new double glazed windows and doors, charming summerhouse with power, new sandstone patios and landscaping. Simply a terrific home that must be viewed. Westham includes a pub, a café, historic church, castle and a railway station.

Guide Price £420,000 to £430,000
Tenure Freehold



68 Castle View Gardens, Westham, Pevensey, East Sussex, BN24 5HS



Entrance Vestibule

Double glazed door to side.

Entrance Hall

Double glazed opaque door to side. Two storage cupboards. Radiator. Carpet flooring. Loft access, with fitted ladder, being part boarded with light.

Separate W.C.

Double glazed opaque window to side. Tiled flooring. Wash hand basin with tiled splashback and W.C.

Bathroom

Double glazed opaque window to side. Fully tiled walls and laminate flooring. Radiator. Towel rail. White suite comprising of bath with mixer taps and shower over with fitted screen and wash hand basin.

Lounge - 5.08m x 3.61m (16'8" x 11'10")

Double glazed window to rear. Open fireplace with tiled surround. Coving. Carpet flooring. Radiator.

Kitchen/Breakfast Room - 3.56m x 3.43m (11'8" x 11'3")

Double aspect room with double glazed windows to side and rear and double glazed door to rear. Laminate flooring and partially tiled walls. Larder cupboard. Radiator. Recently refitted with a range of modern green shaker style wall and base units housing concealed boiler with space and plumbing for washing machine and fridge/freezer. Space for cooker. Marble effect work surfaces with inset black composite sink and drainer unit.

Bedroom One - 4.11m x 3.56m (13'6" x 11'8")

Double glazed window to front. Radiator. Carpet flooring.

Bedroom Two - 3.61m x 3.12m (11'10" x 10'3")

Double glazed window to front. Radiator. Carpet flooring.

Summer House - 3.38m x 2.18m (11'1" x 7'2")

Double glazed patio doors and windows to front. Power and light. Radiator.

Rear Garden

Laid to Astroturf with sandstone patio area. Flower beds and borders. Fencing surround. Personal door to garage.

Front Garden

Mainly laid to lawn with sandstone patio area. Gated side access.

Garage

Single garage with newly fitted Roller door. Double glazed personal door to side and double glazed window to rear. Power and light.

Council Tax Band D with Wealden District

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
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.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.



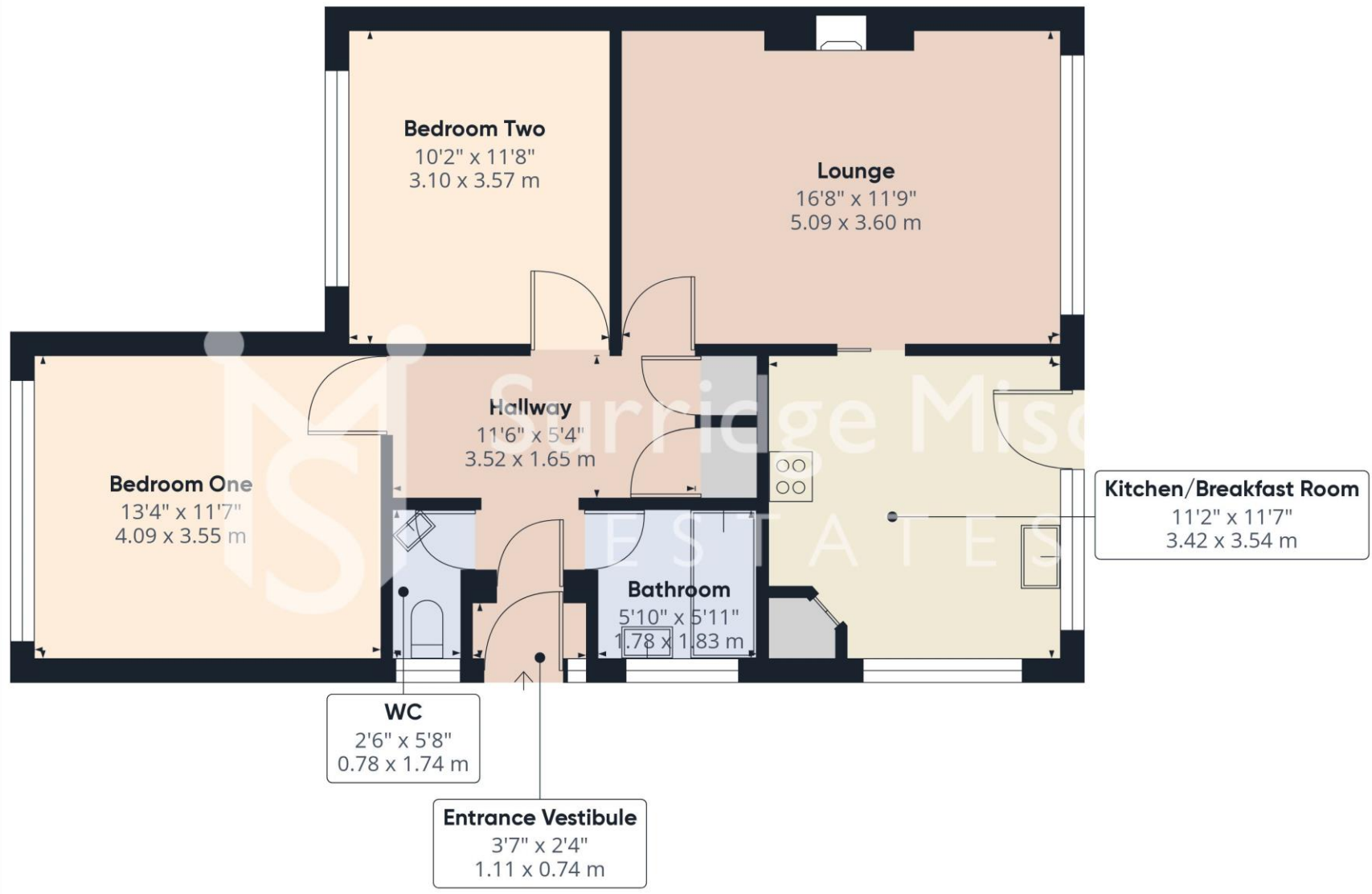
01323 460617

info@surridgemison.com

www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Approximate total area⁽¹⁾
759.82 ft²
70.59 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.

GIRAFFE360



Surridge Mison
ESTATES



Surridge Mison
ESTATES



Surridge Mison
ESTATES



Surridge Mison
ESTATES

naea | propertymark

PROTECTED

Surridge Mison
ESTATES

PRS Property
Redress
Scheme