



This detached spacious bungalow is offered to the market **CHAIN FREE**. With plenty of light and space throughout in the sought after village of Westham, Pevensey. This two double bedroom home has been lovingly maintained and will benefit from some cosmetic updating which will allow for an excellent home to the new owners. The position of the property allows a quiet plot and easy, level access. Stepping through the entrance porch into the spacious hallway, where you are greeted with two large storage cupboards and loft access. The property has a practical shower room and separate cloakroom. Entering through the glazed door to the spacious lounge/diner which looks out to the front garden, fitted with a fireplace with gas fire. Sliding doors lead to the kitchen which is flooded with light and opens onto the paved patio at the rear. Many people have used this space to enclose and extend the bungalows. The kitchen is well-equipped with plenty of wall and base units, and space for washing machine, and fridge/freezer. There is adequate space for a table in the room and a useful pantry cupboard with fitted shelving. There are two double bedrooms, both with large windows looking over the gardens to the front and rear, and with ample room for storage together with built in wardrobes. Outside, there's a south facing, pretty and well maintained rear garden being mainly laid to lawn with a patio area, flower beds and borders and surrounded by mature hedging and shrubs. There is side access, an outside tap and an outside power point. The garage can be accessed via up & over door to front, or via personal door in the garden. Parking is in the service road by the garage. Westham village, with its 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 £300,000-£320,000

Tenure Freehold | Council Tax Band- D

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76 Castle View Gardens, Westham, Pevensey, BN24 5HS

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Entrance Porch- Double glazed door.

Entrance Hall- Double glazed door. Built in cloaks cupboard and airing cupboard. Radiator. Carpet flooring. Loft access, with fitted ladder, light and boarding.

Lounge/Diner - 4.95m x 3.81m (16'3" x 12'6")- Double glazed window to front. Gas fireplace. Carpet flooring. Radiator. Wall lights. Coving. TV point.

Kitchen - 3.58m x 3.51m (11'9" x 11'6")- Double glazed window to rear and double glazed door leading to rear garden. Vinyl flooring and partially tiled walls. Radiator. Built in larder cupboard. Boiler. Fully fitted with a range of wall and base units with plumbing and space for washing machine and fridge/freezer. Single electric oven. Work surfaces with inset composite 1 and 1/2 bowl sink and drainer unit with mixer tap and 4 burner electric hob with fitted cooker hood.

Bedroom One - 4.27m x 3.58m (14'0" x 11'9")- Double glazed window to rear. Built in wardrobes. Radiator.

Bedroom Two - 3.4m x 3.28m (11'2" x 10'9")- Double glazed window to front. Radiator.

Shower Room- Double glazed window to side. Tiled flooring and fully tiled walls. Towel rail. Double shower cubicle and wash hand basin.

Cloakroom- Double glazed window to side. Carpet flooring and partially tiled walls. W.C.

Front Garden- Mainly laid to lawn with patio area, flower beds and borders. Gated side access.

South Facing Rear Garden- South facing garden being mainly laid to lawn with patio area, flower beds and borders. Fencing surrounds with shrubs. Gated side and rear access. Personal door to garage.

Garage - 5.84m x 2.67m (19'2" x 8'9")- Access via service road. Single garage with up & over door, personal door to side and power & light.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



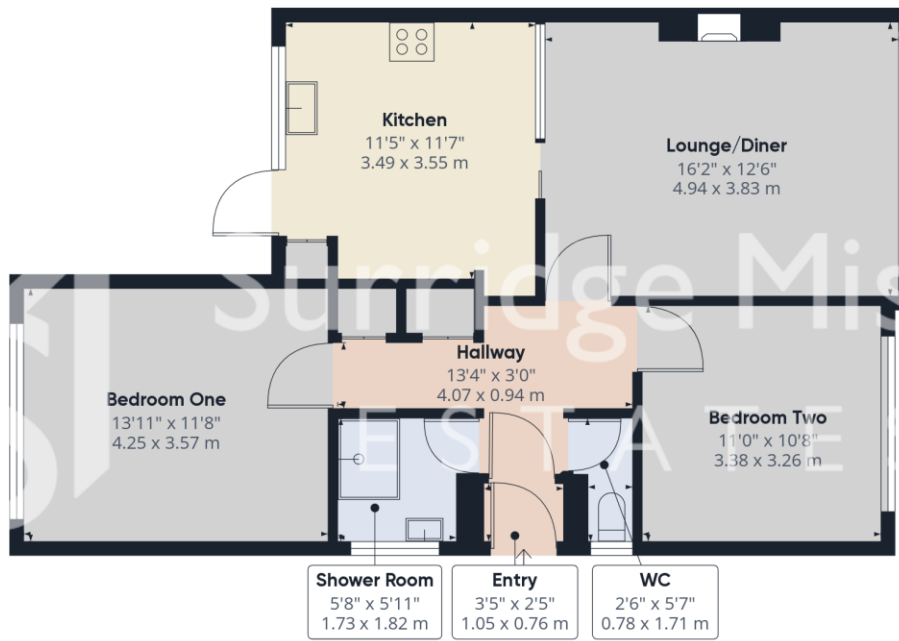
01323 460617

info@surridgemison.com

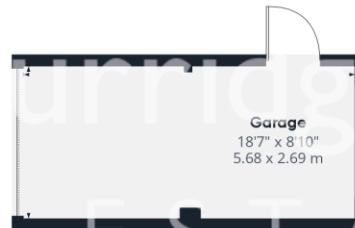
www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

941.65 ft²

87.48 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.

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