



Welcome to this well presented first floor maisonette, situated in a quiet cul-de-sac in sought after Westham village. Within close proximity to the mainline train station and village amenities, the home further benefits from large (approx 100ft) rear garden with summerhouse, driveway, stunning far reaching views over Farmland to the rear, low service charges, new boiler installed in 2024 providing gas central heating and double glazing. Through the private entrance and to the first floor landing which has a deep built in storage cupboard, you are lead into the fitted kitchen with space and plumbing for appliances. The kitchen is spacious, and although would benefit from some modernisation, is perfectly useable. In the lounge you are immediately drawn to the views over stunning farmland. The bedroom is a double with built in wardrobes and an airing cupboard, again with those views. The bathroom is fitted with a white suite. Outside has the rare benefit of a large and landscaped rear garden, measuring to approximately 100ft, which would be ideal for any keen gardeners. The garden also looks onto the open farmland, so anyone craving a quiet lifestyle would be well suited to this space. There is also a summerhouse. The driveway to the front of the property provides off road parking. Westham village is situated within the stunning scenery of Pevensey Levels and has local amenities together with the access to rail links taking you directly to Eastbourne, Hastings, Brighton, Gatwick and London Victoria. Westham is also well served by bus routes and road links. 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 is 5 mins. There are miles of country walks around including the 1066 walk from the Castle.

Guide Price £185,000-£195,000

Tenure Leasehold | Council Tax Band- A



Private Entrance

Casement door to front. Stairs leading to first floor entrance hall.

Entrance Hall

Double glazed window to side. Deep built in cupboard. Carpet flooring. Radiator.

Lounge/Diner - 4.22m x 3.35m (13'10" x 11'0")

Double glazed window to rear. Built in storage. Carpet flooring. Radiator. TV point.

Kitchen - 3.35m x 2.08m (11'0" x 6'10")

Double glazed window to front. Vinyl flooring and partially tiled walls. Wall mounted boiler. Fully fitted with a range of wall and base units with space for cooker, fridge/freezer and plumbing for washing machine. Work surfaces with stainless steel sink and drainer unit. Fitted cooker hood.

Bedroom - 3.35m x 3m (11'0" x 9'10")

Double glazed window to rear. Built in wardrobes. Deep built in airing cupboard. Radiator. Laminate flooring.

Bathroom

Double glazed opaque window to side. Vinyl flooring and partially tiled walls. Dado rail. Radiator. Suite comprising of bath with mixer taps and shower attachment over, wash hand basin and W.C.

Private Rear Garden

Large (approx 100ft) being laid to lawn with far reaching views over farmland. Patio area. Fencing surrounds. Summerhouse.

Ground Rent & Service Charge- £165.34 per annum

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

ENERGY RATING TBC

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.



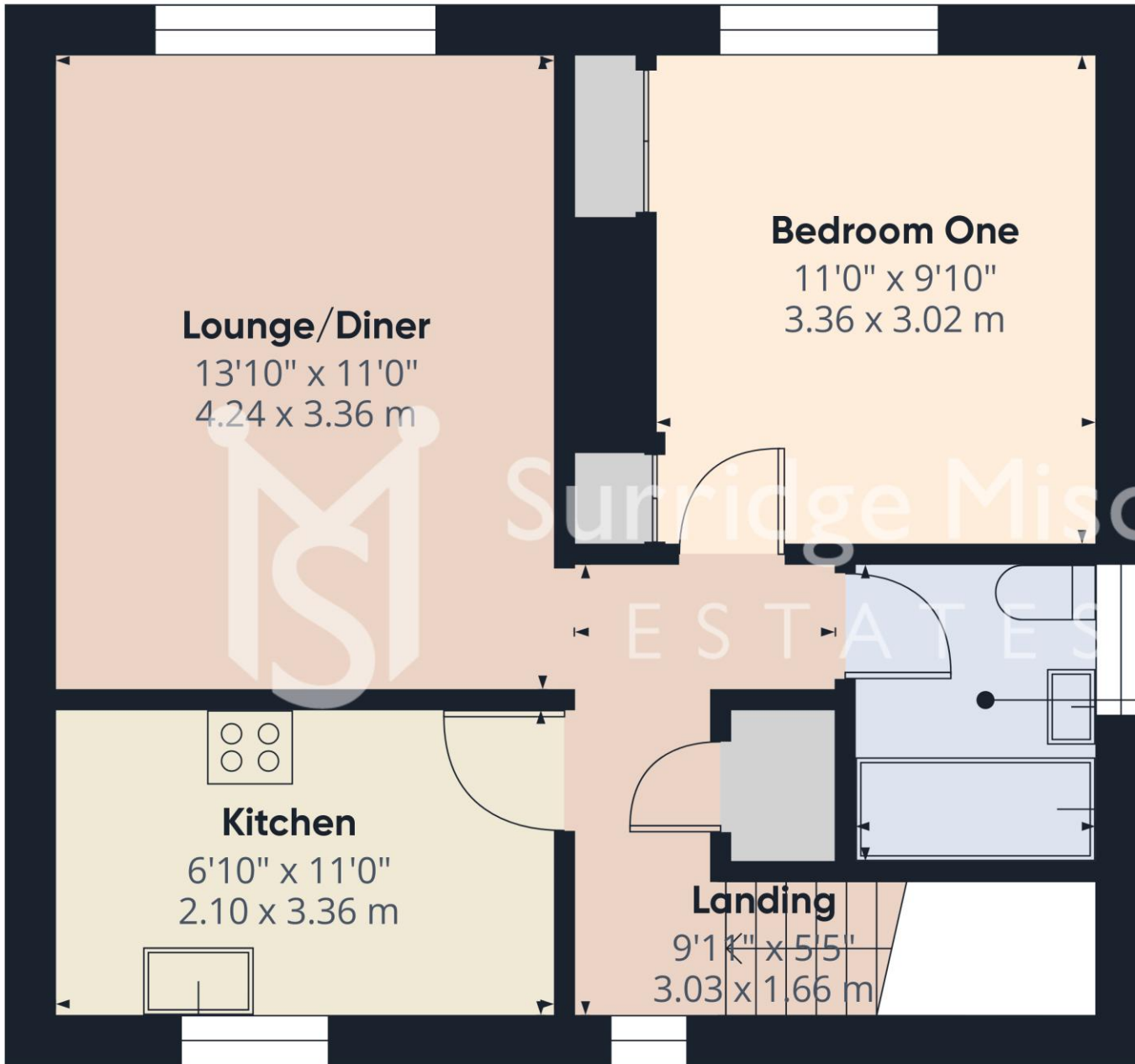
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Approximate total area⁽¹⁾

435.82 ft²
40.49 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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