



Rare to the market offering; a chain free two double bedroom detached village bungalow overlooking the village pond at Westham, Pevensey. This spacious property features a level plot with garage at the rear, sunny garden and a conservatory. The property would benefit from some modernisation but does include double glazing and a gas central heating system. Viewings are recommended to appreciate this truly lovely spot at the heart of the village.

**Price £365,000**  
**Tenure Freehold**



West Mill, Peelings Lane, Westham, Pevensey, East Sussex, BN24 5HE

### Entrance Hall

Double glazed door to front. Parquet flooring. Loft access. Airing cupboard. Meter cupboard. Coving. Radiator.

### Kitchen - 3.23m x 2.79m (10'7" x 9'2")

Double aspect room with double glazed window to front and double glazed door to side. Partially tiled walls and vinyl flooring. Fully fitted with a range of country style wall and base units with space and plumbing for washing machine, fridge and a freezer. Eye level double electric oven. Work surfaces with inset 4 burner electric hob and stainless steel 1 and 1/2 bowl sink and drainer unit.

### Lounge/Diner - 5.13m x 3.99m (16'10" x 13'1")

Double glazed window and door to rear. Gas fireplace. Carpet flooring. Radiator. Coving.

### Conservatory - 5.28m x 3m (17'4" x 9'10")

UPVc conservatory with Patio doors (BROKEN) to rear and double glazed door to side. Carpet flooring.

### Bedroom One - 3.86m x 3.68m (12'8" x 12'1")

Double glazed window to front with views over the Pond. Radiator. Coving. Carpet flooring.

### Bedroom Two - 3.63m x 3.07m (11'11" x 10'1")

Double glazed window to rear. Fitted wardrobes. Radiator. Coving. Carpet flooring.

### Bathroom

Double glazed opaque window to side. Partially tiled walls and carpet flooring. Radiator. Suite comprising of mobility whirlpool bath, handheld shower attachment and shower over and wash hand basin.

### Separate W.C.

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

### Front & Side Gardens

Property accessed via private path. Mainly laid to lawn overlooking the Pond. Rose bushes.

## OUTSIDE

### Rear Garden

Mainly laid to lawn with patio area. Apple trees. Fencing and walls surround. Gated rear access. Personal door leading to garage.

### Garage - 5.26m x 2.49m (17'3" x 8'2")

Single garage with up & over door. Double glazed personal door in rear garden. Power and light.

### 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>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(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.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.



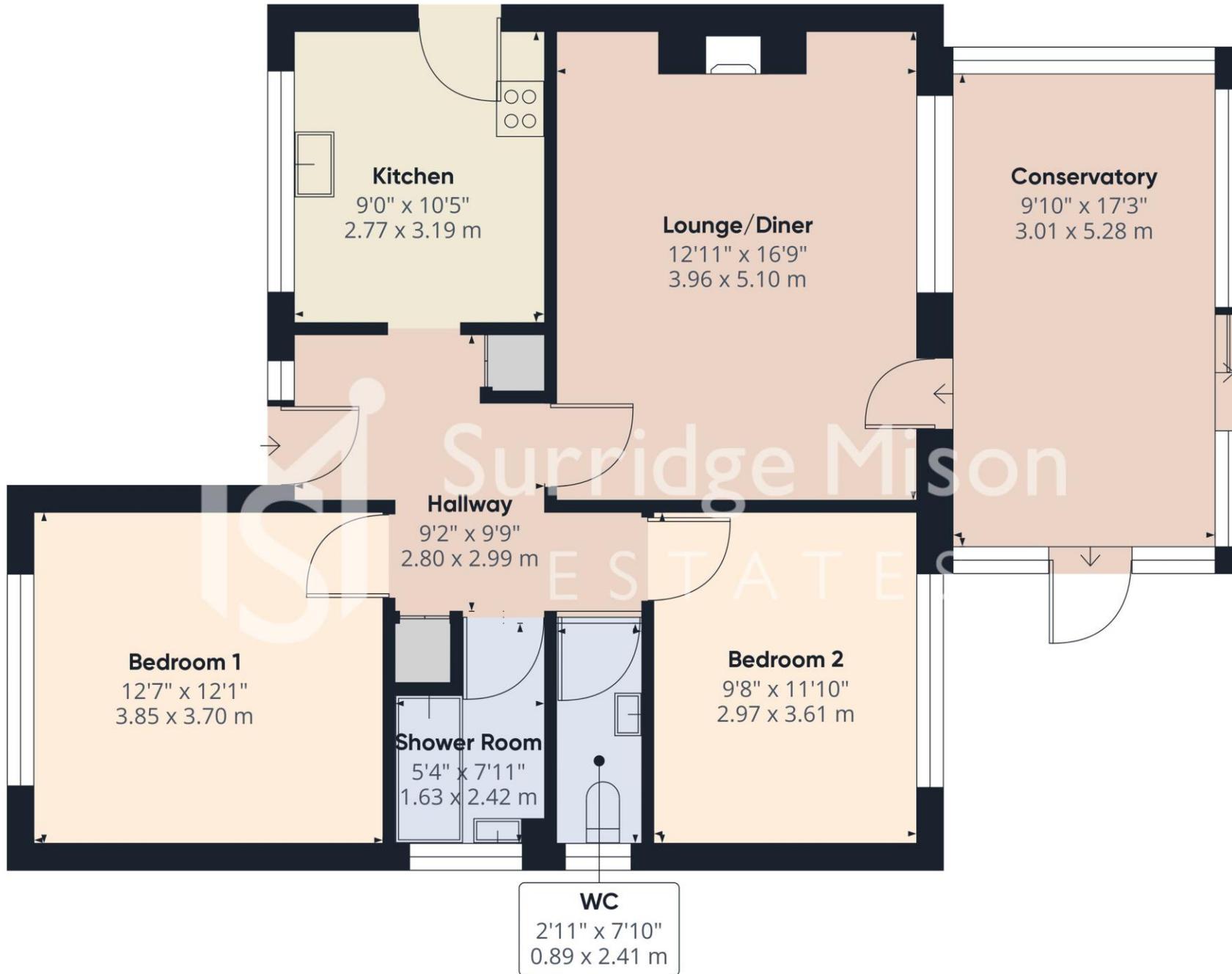
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Approximate total area<sup>(1)</sup>

897.82 ft<sup>2</sup>

83.41 m<sup>2</sup>

(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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