



What an opportunity! This home has been in the current ownership for over 40 years and is coming to the market for the first time. The home presents in extremely good order throughout and sits on approx. 3/4 of an acre of grounds with ample space for access and boasting two, double garages. The position of the home within the sought after hamlet of Hankham is one of privacy and tranquillity and really allows semi-rural living if that is what you are looking for. Further benefits to the property include, double glazing throughout and gas central heating supplied via the updated gas boiler. The property was originally built in the early 1950's and with that the dimensions throughout the whole home are generous and well proportioned with two adjoining reception rooms, a further study/family room, well maintained kitchen/breakfast room and extremely useful utility room added at a later date. The bedrooms are all doubles and there are two bathrooms on the first floor, and two separate W.C's, one on the ground floor and one on the first. The two garages on the property are both doubles, both have personal doors, power and light and there is a further wooden shed within the gardens. The gardens are a particular feature of this home, wrapping around the property with mature shrubs and hedging screening the house giving that wonderful privacy. A pond, mature planting and shrubs and you will have all the wildlife you can possibly ask for coming to join you in the gardens. Hankham is a quiet and sought after hamlet on the edge of Pevensey levels just a little further North than the larger villages of Westham and Stone Cross. It has a Primary level school and allows for easy access to the other areas mentioned which have in turn at Westham a suitable and convenient train station, and Stone Cross which offers an additional choice of local amenities to include Doctors, Dentist and shops.

Guide Price £850,000

Tenure Freehold | Council Tax Band- F



The Wood Platt, Hankham Hall Road, Hankham, Pevensey, BN24 5AQ



Entrance Porch- Bespoke wooden door to front. Quarry tiled flooring.

Entrance Hall- Wooden door to front. Solid wood flooring. Understairs study area with telephone point. Radiator. Telephone point. Solid wooden staircase leading to first floor.

Cloakroom- Double glazed opaque window to front. Tiled flooring and partially tiled walls. Electric radiator. Wash hand basin and W.C.

Kitchen/Breakfast Room - 3.07m x 3.02m (10'1" x 9'11")- Double glazed window to rear and glazed window to utility room. Laminate flooring and partially tiled walls. Radiator. Fully fitted with a range of cream wall and base units housing integral dishwasher and double electric oven. Space and plumbing for fridge/freezer. Deep built in larder cupboard. Work surfaces with inset Bosch electric induction four ring hob with fitted cooker hood and stainless steel sink and drainer unit overlooking the garden.

Utility Room - 3.66m x 2.41m (12'0" x 7'11")- Double aspect room with double glazed window to front and door to rear. Tiled flooring. Gas boiler. Space and plumbing for washing machine, fridge/freezer and tumble dryer.

Lounge - 5.72m x 4.06m (18'9" x 13'4")- Double aspect room with double glazed windows to rear and front. Fireplace. Carpet flooring. Wall lights. Coved ceiling. Two radiators. TV point.

Dining Room - 3.58m x 2.92m (11'9" x 9'7")- French doors to side and double glazed window to rear. Carpet flooring. Coved ceiling. Radiator.

Inner Hall- Double glazed window to rear. Deep built in cupboard.

Study / Family Room - 4.09m x 2.74m (13'5" x 9'0")- Double glazed window to front. Deep built in cupboard. Telephone point. Carpet flooring. Coved ceiling. Radiator.

Galleried Landing- Double aspect with double glazed windows to front and side. Airing cupboard. Radiator. Loft access.

Inner Landing- Double glazed window to front. Radiator.

Bedroom One - 4.09m x 3.63m (13'5" x 11'11")- Double aspect room with double glazed windows to front and rear. Built in wardrobes. Two radiators.

Bedroom Two - 3.51m x 3.07m (11'6" x 10'1")- Double glazed window to rear. Built in wardrobes. Radiator.

Bedroom Three - 3.07m x 3.02m (10'1" x 9'11")- Double glazed window to rear. Built in wardrobes. Radiator.

Shower Room- Double glazed window to rear. Partially tiled walls and carpet flooring. Radiator. Suite comprising of shower cubicle and wash hand basin set within vanity unit and built in storage.

Bathroom- Double glazed opaque window to side. Partially tiled walls and carpet flooring. Radiator. Shaver point. Suite comprising of bath with mixer taps and shower over and wash hand basin.

Separate W.C.- Double glazed opaque window to side. Radiator. W.C.

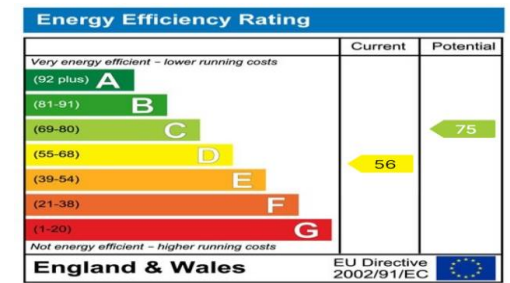
Front Garden- Mainly laid to lawn with flower beds and borders. Double gates for access.

Driveway- Large gravel driveway providing ample off road parking.

Rear Garden- Mainly laid to lawn with patio area. Fencing surround. Brick raised beds with planting. Planted borders and pond. Wooden shed.

First Double Garage - 6.58m x 4.85m (21'7" x 15'11")- Double garage with up & over double doors. Personal door with double glazed windows to front and rear. Power and light.

Second Double Garage - 4.98m x 4.65m (16'4" x 15'3")- Double garage with electric up & over double doors. Personal door. Power and light.



Utilities

This property has the following utilities:

Water Mains

Drainage Septic Tank

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.



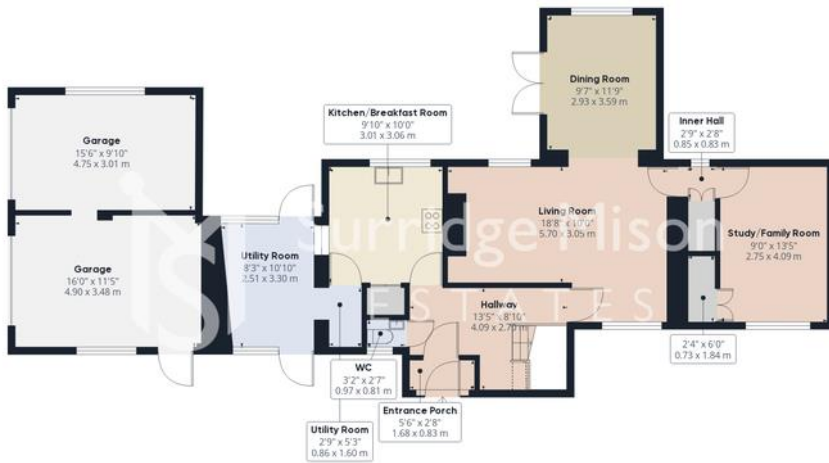
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1976.25 ft²
183.6 m²

Reduced headroom

4.63 ft²
0.43 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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ESTATES

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Redress
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