



CHAIN FREE. This bright, spacious two bedroom maisonette with private garden is situated on the first and second floor of this charming building. The property has far reaching views towards Pevensey Castle, and Westham High Street with all of its amenities, including the mainline train station with direct links to Eastbourne, Brighton, Gatwick & London. The flat will have a brand new lease on completion and has been recently redecorated and newly fitted carpets laid. The kitchen and bathroom are both modern and further benefits include double glazing and gas central heating throughout. The accommodation on offer comprises of private entrance with stairs leading to the first floor, with large lounge overlooking the High Street, modern fitted kitchen with space for appliances, modern white bathroom suite and one bedroom with fitted wardrobes. On the second floor is another spacious bedroom with stunning outlook and views of the Church and Pevensey Castle. There is also the paved private garden which provides some welcome outside space. This is a rare opportunity and viewing is highly recommended. Westham is a picturesque Sussex village with easy access to historic features such as St Mary's Church, Pevensey Castle, and the village pond, and amenities to include post office/shop, Pevensey & Westham School, hairdressers, café & restaurant/pub. It has the advantage of a rural community yet with the mainline train station with access to London, Hastings, Brighton and Eastbourne, there is also a local bus service to Eastbourne town centre with its major shops and entertainments and easy access to A22, A27 and A259.

Guide Price £185,000-£195,000

Tenure Leasehold | Council Tax Band- B



17a High Street, Westham, Pevensey, BN24 5LR



Entrance Hall

UPVc door to front. Stairs leading to first floor landing.

First Floor Landing

Radiator. Carpeted. Built in cupboard. Stairs leading to second floor.

Kitchen - 3.1m x 2.16m (10'2" x 7'1")

Double glazed window to side. Partially tiled walls and vinyl flooring. Radiator and gas boiler. Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer, washing machine and cooker. Fitted cooker hood. Work surfaces with inset stainless steel sink and drainer unit.

Bathroom

Double glazed opaque window to side. Fully tiled walls and vinyl flooring. Radiator. White suite comprising of bath with mixer taps and shower over with fitted screen, wash hand basin set within vanity unit and W.C.

Bedroom Two - 3.86m x 2.97m (12'8" x 9'9")

Double glazed window to rear. Built in wardrobes plus fitted wardrobes. Radiator. Carpeted.

Lounge/Diner - 4.75m x 4.11m (15'7" x 13'6")

Two double glazed windows to front. Fireplace. Carpeted. Radiator. Coved ceiling.

Bedroom One - 4.37m x 4.34m (14'4" x 14'3")

On the second floor. Double glazed window to side with views. Eaves storage. Door leading to walk-in wardrobe. Loft access. Carpeted. Radiator.

Private Rear Garden

Enclosed by fencing and gated access. Paved for easy maintenance.

Ground Rent & Service Charge- TBC

Lease- A new lease will be created upon exchange

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	72
(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.



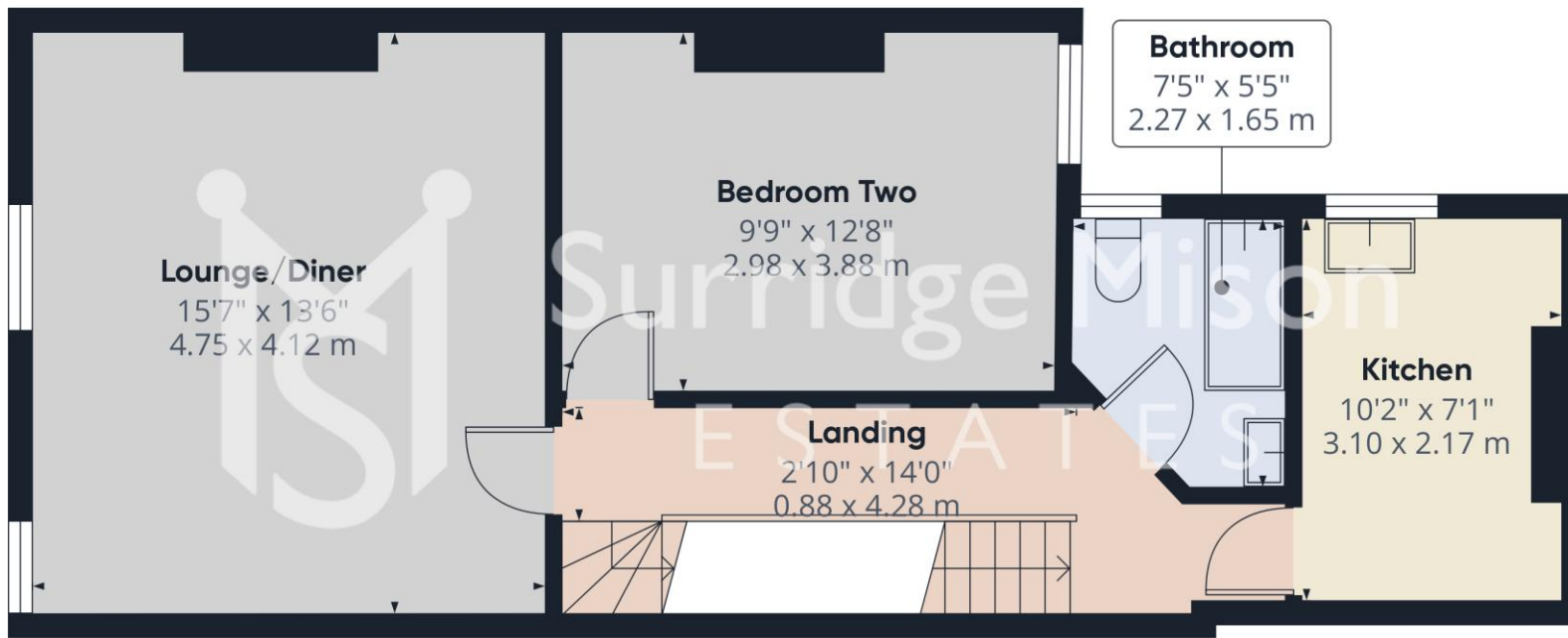
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Floor 1



Floor 2

Approximate total area⁽¹⁾

733.12 ft²

68.11 m²

Reduced headroom

15.13 ft²

1.41 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 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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